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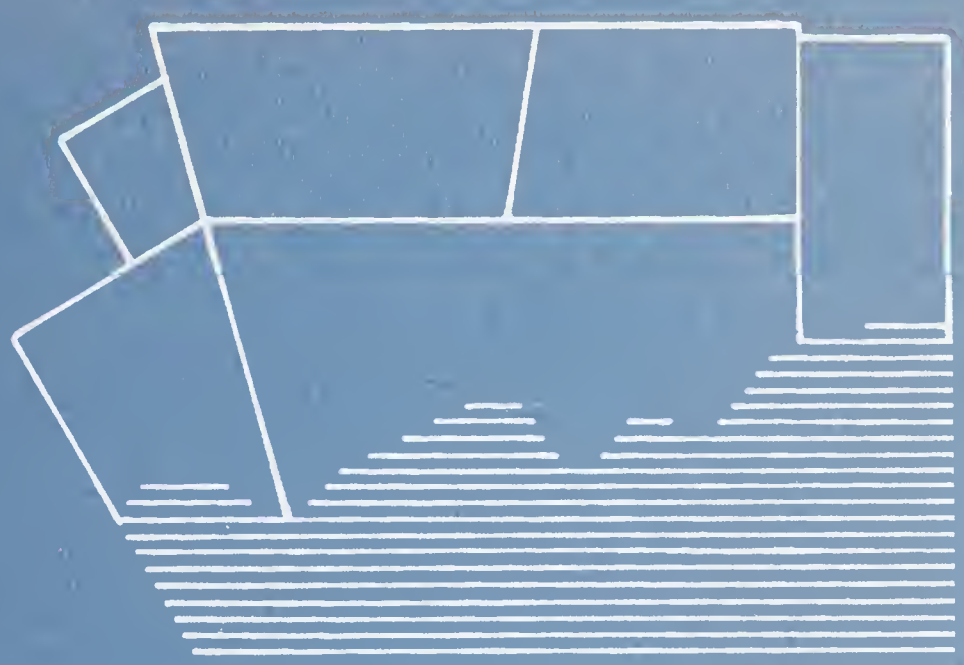

Metropolitan Toronto Planning Board

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URBAN RENEWAL STUDY

Review of Publicly-Owned
Housing in Metropolitan Toronto

This volume was donated to
the University of Toronto by
Derek J. W. Little
President, Municipal Planning
Consultants Co. Ltd.

A study to develop a recommended over-all renewal program for Metropolitan Toronto being undertaken by the Metropolitan Toronto Planning Board assisted by a grant administered by the Central Mortgage and Housing Corporation under the provisions of Section 33(1)(h) of the National Housing Act of 1954.

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December, 1964

Review of Publicly-Owned
Housing in Metropolitan Toronto

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TABLE OF CONTENTS

		Page
Introduction		1
Map		3
Glossary of Terms		4
Description		9
I	Administering Authorities	10
II	Municipal Location	13
III	Densities	16
IV	Length of Time	18
V	Previous Land Ownership	21
VI	Generalized Land Uses - Before and After	23
VII	Distribution of Non-Apartment/Apartment Units	27
VIII	Distribution of Number of Bedrooms	28
IX	Capital Costs	31
X	Land Costs	43
XI	Building and Development Costs	44
XII	Annual Subsidies	47

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LIST OF TABLES

Table 1. (a) Administering Authorities by Number of Projects and Land Category.

(b) Administering Authorities by Number of Dwelling Units and Land Category.

Table 2. (a) Dwelling Units by Municipal Location and Land Category.

(b) Dwelling Units by Municipal Location and Type of Housing Project According to Land Category.

Table 3. (a) Average Densities by Land Category.

(b) Average Densities by Type of Housing Project According to Land Category.

Table 4. (a) Former Ownership of Land by Category.

(b) Former Ownership of Land by Type of Housing Project According to Land Category.

Table 5. (a) Land Uses, Before and After, by Land Category.

(b) Land Uses, Before and After, by Type of Housing Project According to Land Category.

Table 6. (a) Non-Apartment/Apartment Dwelling Unit Breakdown by Land Category.

(b) Non-Apartment/Apartment Dwelling Unit Breakdown by Type of Housing Project According to Land Category.

Table 7. (a) Bedroom Count of Dwelling Units by Land Category.

(b) Bedroom Count of Dwelling Units by Type of Housing Project According to Land Category.

Table 8. (a) Governmental Distribution of Project Capital Costs by Land Category.

(b) Governmental Distribution of Project Capital Costs by Type of Housing Project According to Land Category.

Table 9. (a) Difference Between Government and Project Capital Costs by Land Category.

(b) Difference Between Government and Project Capital Costs by Type of Housing Project According to Land Category.

Table 10. (a) Governmental Distribution of Difference in Capital Costs by Land Category.

(b) Governmental Distribution of Difference in Capital Costs by Type of Housing Project According to Land Category.

Table 11. (a) Project and Government Capital Costs, With Average Costs per Dwelling Unit and per Bedroom by Land Category.

(b) Project and Government Capital Costs, With Average Costs per Dwelling Unit and per Bedroom by Type of Housing Project According to Land Category.

Table 12. (a) Government and Project Land Costs by Land Category.

(b) Government and Project Land Costs by Type of Housing Project According to Land Category.

Table 13. (a) Project Building and Development Costs by Land Category.

(b) Project Building and Development Costs by Type of Housing Project According to Land Category.

Table 14. (a) Total Annual Subsidies and Government Source by Land Category.

(b) Total Annual Subsidies and Government Source by Type of Housing Project According to Land Category.

Table 15. (a) Operating Subsidies, Tax Subsidies and Source, by Land Category.

(b) Operating Subsidies, Tax Subsidies and Source, by Type of Housing Project According to Land Category.

APPENDICES

I. General Description of Projects by Land Category.

II. Specified Time Intervals in Development of Projects by Land Category.

III. Former Ownership (Public or Private) of Project Area by Land Category.

IV. Land Uses (Before and After) of Project Area by Land Category.

V. Non-Apartment/Apartment Dwelling Unit Breakdown for Projects by Land Category.

VI. Bedroom Count of Dwelling Units for Projects by Land Category.

VII. Governmental Breakdown of Project Capital Costs for Projects by Land Category.

VIII. Difference Between Project and Government Capital Costs for Projects by Land Category, with Percent Distribution of Difference by Government.

IX. Project and Government Capital Costs for Projects by Land Category, with Average Costs per Dwelling Unit and per Bedroom.

X. Project Building and Development Costs for Projects by Land Category, with Average Costs per Dwelling Unit and per Bedroom.

XI. Project and Government Land Costs for Projects by Land Category, with Average per Acre Costs.

XII. Governmental Distribution of Total Annual Subsidies for Projects by Land Category.

XIII. Annual Operating Subsidies and a Breakdown of Tax Subsidies for Projects by Land Category.

XIV. Recoverable and Non-Recoverable Government Capital Expenditures for Projects by Land Category.

REVIEW OF PUBLICLY-OWNED HOUSING IN METROPOLITAN TORONTO

Introduction

The Preliminary Work Program for the Urban Renewal Study indicated that a series of analyses reviewing the experience in urban renewal and related activities would be undertaken. This report presents the findings of that part of the analysis which covers the experience in programs of publicly-owned housing and includes projects which have been or will be completed by the end of 1964 within the Metropolitan Area (see General Description of Projects by Land Category, Appendix I).

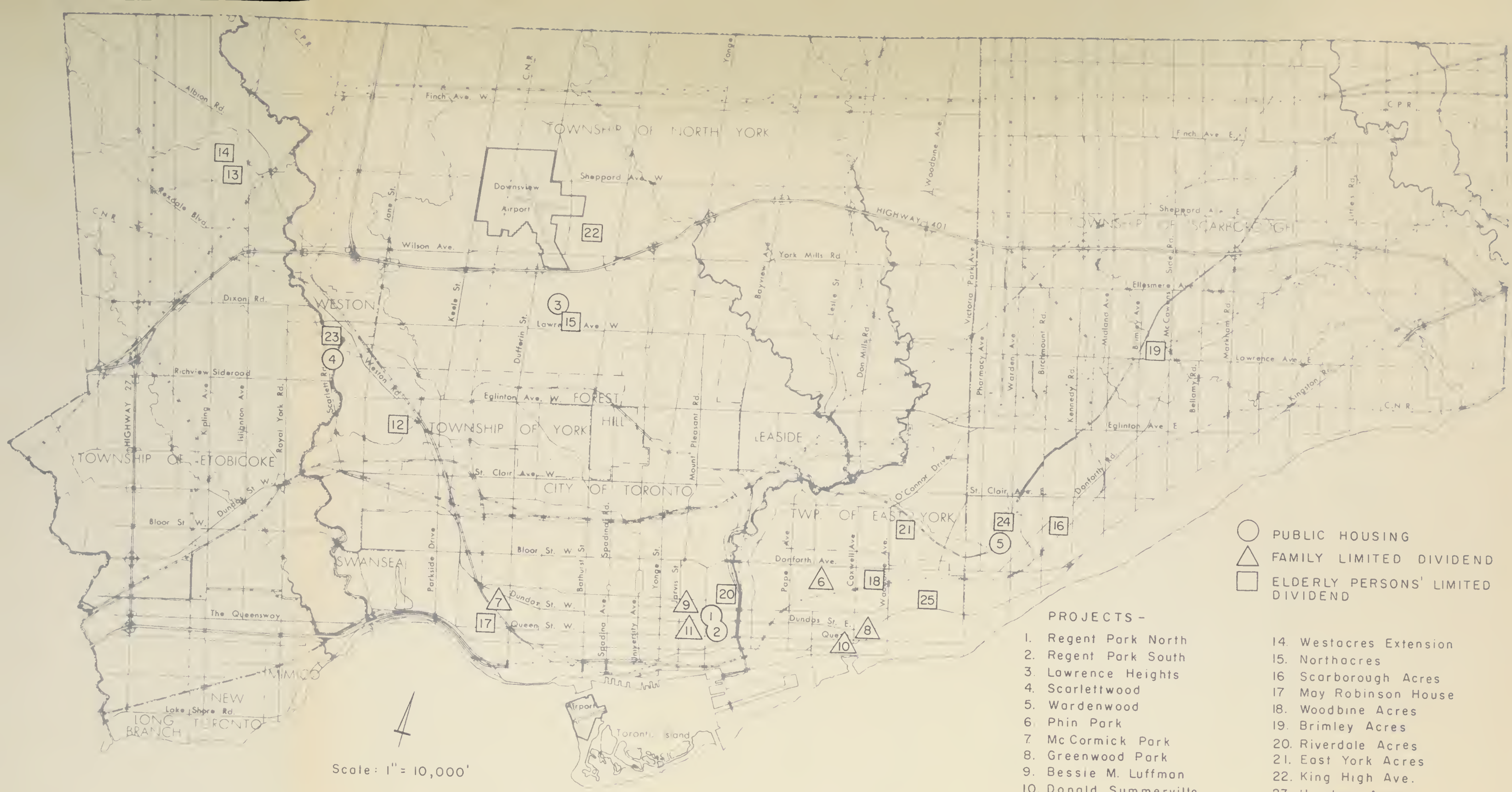
The objectives of these studies were outlined as: i) to assist in the development of a basic policy statement on the functions and objectives of renewal, ii) to assist in determining the types of renewal action to be undertaken, and iii) to assist in ascertaining the scope and rate of renewal in the future.

Direct public involvement in urban renewal in Metropolitan Toronto has consisted primarily of redevelopment activities. This has resulted, until very recently, in the creation of publicly-owned housing projects after a site has been acquired and cleared. This close association between housing and public redevelopment resulted in part from the fact that both the federal and related provincial laws providing for redevelopment and subsequent financial

assistance came under acts basically concerned with housing.* In addition, the prevailing local policies, official and unofficial, have favoured the use of expropriation power for lands for publicly-owned housing or for general public use. This has tended to preclude consideration of using this instrument in stimulating private redevelopment on publicly cleared land. It was therefore felt that a review of public experience in urban renewal would have to consist primarily of a review of the field of publicly-owned housing.

This review, compiling all available data on publicly-owned housing projects constructed by the various municipalities and agencies within the Metropolitan Area, is intended to serve as a background document. It will provide a basis for recommendations regarding the renewal process as further examination of these projects reveals policies, problems, and issues.

* Until recently, Section 23 of the National Housing Act required that "a substantial part of the area at the time of acquisition was, or after redevelopment would be, used for residential purposes." It is interesting to note that the Moss Park project was the first undertaking in which the cleared land, predominantly residential, was used for park and institutional purposes as well as for publicly-owned housing. Amendments to the Act made in June, 1964, have eliminated this housing requirement and have broadened the scope of public urban renewal.



Scale: 1" = 10,000'

PUBLICLY - OWNED HOUSING IN METROPOLITAN TORONTO

○ PUBLIC HOUSING
△ FAMILY LIMITED DIVIDEND
□ ELDERLY PERSONS' LIMITED DIVIDEND

PROJECTS -

1. Regent Park North
2. Regent Park South
3. Lawrence Heights
4. Scarlettwood
5. Wardenwood
6. Phin Park
7. Mc Cormick Park
8. Greenwood Park
9. Bessie M. Luffman
10. Donald Summerville
11. Moss Park
12. Beech Hall
13. Westacres
14. Westacres Extension
15. Northacres
16. Scarborough Acres
17. May Robinson House
18. Woodbine Acres
19. Brimley Acres
20. Riverdale Acres
21. East York Acres
22. King High Ave.
23. Humber Acres
24. Warden Rood
25. Glen Stewart Acres

GLOSSARY OF TERMS

The following Glossary is a definition of the terms used in this review.

General

Publicly-owned housing is that housing where the equity is provided by and the ownership vested in one or any combination of Federal, Provincial, Metropolitan or area municipality governments.

Federal-Provincial Partnership refers to arrangements made to produce public housing and to assemble land under Sections 35 and 36 of the National Housing Act and under Section 6 of the Housing Development Act. These arrangements are made by agreement between the Federal and Provincial governments and the municipality involved. The Metropolitan Toronto Corporation is also a municipality empowered to enter into such agreements.

Land Categories

Section 23 projects are those publicly-owned housing projects built upon cleared lands with a write-down of land costs resulting from Federal-municipal or Federal-Provincial-municipal agreements under Section 23 of the National Housing Act and Section 22 of the Ontario Planning Act.

Vacant land is undeveloped land used as sites for publicly-owned housing.

Other land is land which was wholly or partially acquired

primarily for other purposes, e.g. roads, and then used for publicly-owned housing. Most of this land was developed and occupied by various land uses prior to acquisition and clearance and although not publicly acquired under Section 23 of the National Housing Act these projects are essentially a form of redevelopment.

Types of Housing Projects

Public Housing is that housing where all capital costs are shared between the Federal, Provincial, Metropolitan and/or municipal governments as provided in Section 35A of the National Housing Act. The dwelling units produced are primarily for families with rents geared to the income of families housed and family size. Where the rental income is less than the cost of principal, interest, taxes, and operating expenses, the difference is made up in the form of various subsidies by the levels of government involved. In Metropolitan Toronto this type of housing project has been administered by the Metropolitan Toronto Housing Authority and the Housing Authority of Toronto.

Family Limited Dividend Housing is that housing where the equity is provided by and ownership vested in a municipal government sponsored limited dividend company which receives loans under Section 16 of the National Housing Act. Such developments are intended to accommodate a variety of family and household sizes. The City of Toronto Limited Dividend

Housing Corporation Limited is the only public agency in the Metropolitan Area administering this type of project.

Elderly Persons' Limited Dividend Housing is that housing for which the equity is provided by and the ownership vested in a municipally-sponsored limited dividend company which received loans under Section 16 of the National Housing Act and grants made available under Section 2 of the Ontario Elderly Persons' Housing Aid Act. Such developments are specifically and exclusively provided for individuals and couples over the age of sixty. The two administering authorities in Metropolitan Toronto are the Metropolitan Toronto Housing Company Limited and the York Township Housing Company Limited.

Ownership

Public Land is that land which was owned by any of the levels of government and was either held or used for public purposes such as roads, parks, etc. before it was specifically proposed and used for publicly-owned housing.

Private land is that land which was owned by individuals or companies for private uses, such as residential or industrial purposes, before it was specifically acquired for publicly-owned housing.

Types of Dwelling Units

Non-apartments are housing units such as single detached, semi-detached, row houses, and maisonettes.

Apartments are self-contained dwelling units within a larger single building which may or may not have elevator service. This category excludes the types of dwelling units defined as non-apartments above.

Financing

Recoverable costs are those costs which are either repaid through the amortization of the expenditure or are expended on projects involving some proprietary interest on the part of the government paying. Recoverable costs therefore include any expenditure on a project where the ultimate ownership of the project, whether it is complete or partial, is left with the contributing government. Contributions by a municipality towards its own limited dividend housing company are considered recoverable because at the end of the loan term, the land and buildings may be transferred to the municipality for a token sum of $1.00.

Non-recoverable costs are those costs which are paid for by a government having no proprietary interest in the project. The most obvious example of non-recoverable costs is the amount expended by the Provincial Government under the Elderly Persons' Housing Aid Act.

Project costs are costs charged directly to the development of publicly-owned housing projects. These costs do not necessarily include all the costs of land assembly and services.

Government costs include all costs for developing a public-

ly-owned housing project. Such costs reflect the full cost of land assembly and services before any write-downs and include any charges which may be made to other capital accounts. Ideally, Government costs should also include the substantial charge for the debenturing required by a municipality in financing the project and the contributions of staff time for other services by all levels of government in developing the project; but because of the difficulty in establishing these amounts they have not been included in the figures contained in this report.

Subsidy is any contribution intended to assist in meeting any deficits arising from the difference between the income received from rentals and the total of annual operating expenditures consisting of the amortization of capital costs which may be either advances or loans, administration and maintenance costs, and real estate taxes.

DESCRIPTION

A study of publicly-owned housing in Metropolitan Toronto is complicated by the relatively recent development of the public housing concept and by the involvement of up to four levels of government. Methods of implementation and development are not completely crystallized and each project is still considered unique in one aspect or another. The uniform procedures assumed by the longer established departments and institutions have in many instances been applied to this new field of public activity. The result has been an unnecessarily complex and compartmentalized structure of responsibility and administration. Information related to areas of specific responsibility is readily and abundantly available, whereas information related to the interdependent administrative process is more difficult to obtain. The following review is, therefore, limited to comparable available data provided by the various agencies responsible for the projects.

Information on each project was compiled on a Project History Form. Corresponding data from all the forms was then tabulated and analyzed from several perspectives. First, past production was viewed in terms of previous land use, and the categories "Section 23", "Vacant", and "Other" were developed. Next, housing production was looked at in terms of the type of project, i.e., "Public Housing", "Family Limited

Dividend Housing" and "Elderly Persons' Limited Dividend Housing".

This information is presented in the general tables (Appendices I through XIII), and summarized in tables throughout the report. Where summarization was not possible because of lack of data or for other reasons, the material is explained in the text.

I. Administering Authorities

There are five agencies administering public housing in Metropolitan Toronto.* Information on the various projects and the authority responsible for their administration is contained in Appendix I; the following table summarizes the number of projects administered by each type of agency according to land categories. It also reveals that despite the early concentration on clearance and public housing here in Metropolitan Toronto, most of the publicly-owned housing projects have been built on other than Section 23 land. Of the three Section 23 projects, two are administered by City of Toronto agencies. The only agency with projects on all three land categories is the City of Toronto Limited Dividend Housing Corporation Limited.

* This situation is not expected to change with the recent creation of the Ontario Housing Corporation. The new Corporation will absorb the Metropolitan Housing Authority.

Table 1(a) Administering Authorities by Number of Projects and Land Category

Administering Authority	Sect.23		Vacant		Other		Total	
	No.	%	No.	%	No.	%	No.	%
Total	3	12.0	14	56.0	8	32.0	25	100.0
Metropolitan Toronto Housing Authority	1	25.0	3	75.0	-	-	4	100.0
Housing Authority of Toronto	1	100.0	-	-	-	-	1	100.0
City of Toronto Limited Dividend Housing Corporation Limited	1	16.7	2	33.3	3	50.0	6	100.0
York Township Housing Company Limited	-	-	1	100.0	-	-	1	100.0
Metropolitan Toronto Housing Company Limited	-	-	8	61.5	5	38.5	13	100.0

Over half of the projects have been Elderly Persons' Limited Dividend projects on Vacant land, administered by the Metropolitan Toronto Housing Company Limited. The Metropolitan Toronto Housing Authority, one of the two Public Housing administering authorities, also has most of its projects on Vacant lands.

Table 1(b) Administering Authorities by Number of Dwelling Units and Land Category

Administering Authority	Sect.23		Vacant		Other		Total	
	No.	%	No.	%	No.	%	No.	%
Total	3031	43.5	3102	44.5	836	12.0	6969	100.0
Metropolitan Toronto Housing Authority	732	31.7	1578	68.3	-	-	2310	100.0
Housing Authority of Toronto	1397	100.0	-	-	-	-	1397	100.0
City of Toronto Limited Dividend Housing Corporation Limited	902	71.1	187	14.8	179	14.1	1268	100.0
York Township Housing Company Limited	-	-	128	100.0	-	-	128	100.0
Metropolitan Toronto Housing Company Limited	-	-	1209	64.8	657	35.2	1866	100.0

In the preceding Table it is seen that the Metropolitan Toronto Housing Authority administers the largest number of housing units; and together with the Metropolitan Toronto Housing Company Limited, they administer 60% of the total number of units in the Metropolitan Area.

A comparison of the information in this Table with Table 1(a) shows that while only 12% of the total number of projects were built on Section 23 cleared land, these accounted

for 43.5% of the total number of units.

II. Municipal Location

Table 2(a) Dwelling Units by Municipal Location and Land Category

Municipality	Sect.23		Vacant		Other		Total	
	No.	%	No.	%	No.	%	No.	%
Total	3031	43.5	3102	44.5	836	12.0	6969	100.0
City of Toronto	3031	75.3	187	4.7	805	20.0	4023	100.0
North York	-	-	1209	97.5	31	2.5	1240	100.0
Scarborough	-	-	956	100.0	-	-	956	100.0
Etobicoke	-	-	421	100.0	-	-	421	100.0
East York	-	-	201	100.0	-	-	201	100.0
York	-	-	128	100.0	-	-	128	100.0

The location and other data on each project is contained in Appendix I.

This Table shows that only in the City of Toronto have projects been built on all of the land categories; and that about 60% of all publicly-owned housing in the Metropolitan area is to be found within the City of Toronto. No publicly-owned housing has been built upon clearance land in any other municipality.

Table 2(b) which follows shows the number of units built in various municipalities by land category and types of housing project. The Table indicates that Public Housing has been built on Section 23 cleared lands in the City and on Vacant Lands in three of the twelve suburbs, the municipalities with the largest population. Family Limited Dividend Housing has been built only in the City and in all three land categories. Elderly Persons' Limited Dividend housing has been built largely upon Vacant Land, mostly in the suburban areas.

Table 2(b) Dwelling Units by Municipal Location and Type of Housing Project According to Land Category

Municipality	P.H.*		F.L.D.**		E.P.L.D.***		Total	
	No.of D.U.	%	No.of D.U.	%	No.of D.U.	%	No.of D.U.	%
Section 23 Lands	2129	70.2	902	29.8	-	-	3031	100.0
City of Toronto	2129	70.2	902	29.8	-	-	3031	100.0
North York	-	-	-	-	-	-	-	-
Scarborough	-	-	-	-	-	-	-	-
Etobicoke	-	-	-	-	-	-	-	-
East York	-	-	-	-	-	-	-	-
York	-	-	-	-	-	-	-	-
Vacant Lands	1578	50.9	187	6.0	1337	43.1	3102	100.0
City of Toronto	-	-	187	100.0	-	-	187	100.0
North York	1081	89.4	-	-	128	10.6	1209	100.0
Scarborough	347	36.3	-	-	609	63.7	956	100.0
Etobicoke	150	35.6	-	-	271	64.4	421	100.0
East York	-	-	-	-	201	100.0	201	100.0
York	-	-	-	-	128	100.0	128	100.0
Other Lands	-	-	179	21.4	657	78.6	836	100.0
City of Toronto	-	-	179	22.2	626	77.8	805	100.0
North York	-	-	-	-	31	100.0	31	100.0
Scarborough	-	-	-	-	-	-	-	-
Etobicoke	-	-	-	-	-	-	-	-
East York	-	-	-	-	-	-	-	-
York	-	-	-	-	-	-	-	-

*Public Housing (Hereafter referred to as P.H. in Tables)
**Family Limited Dividend Housing (Hereafter referred to as F.L.D. in Tables)
***Elderly Persons' Limited Dividend Housing (Hereafter referred to as E.P.L.D. in Tables)

III. Densities

Table 3(a) Average Densities by Land Categories

Densities	Section 23	Vacant	Other	Overall Average
Persons per acre	136	53	104	80
Dwelling units per acre	38	17	58	25

Densities by project are also presented in Appendix I. The summary Table above reveals that Section 23 projects have the highest density of persons per acre and projects on Vacant Lands the lowest. Explanations for this are interpreted on the basis of some of the other Tables within this report on location, bedroom count and capital costs. It can be noted here that such projects have been located entirely in the central developed area and mostly consist of Public Housing projects which provide, to some extent, larger family units.

In terms of dwelling units per acre density, projects on Other Lands have the highest density. Again, the largest number of units in this land category are within the central area and most of the units are small, designed for elderly persons.

Table 3(b) Average Densities by Type of Housing Project According to Land Category

Densities	P.H.	F.L.D.	E.P.L.D.	Overall Average
Section 23 Lands				
Persons per acre	129	181	-	136
Dwelling Units per acre	30	90	-	38
Vacant Lands				
Persons per acre	49	88	70	53
Dwelling Units per acre	11	26	50	17
Other Lands				
Persons per acre	-	81	128	104
Dwelling Units per acre	-	24	95	58

Table 3(b) reflects in further detail the previous explanations and emphasizes the location and land category factors. Most significant, however, are the densities on Vacant land projects where even the persons per acre density is low.

IV. Length of Time

This analysis on timing was undertaken in an attempt to determine those stages in the development of the project where delays occurred. The stages selected were the intervals between official council authorization, the calling of tenders, and the first occupancy. Ideally, an additional interval covering the earlier period between the date when the project was first introduced and council authorization should have been included as well, but this information was not readily available for all the projects. This first interval is usually the longest because questions of need, location, suitability of site and financing are worked out so that an agreed upon proposal may be presented for council and senior governmental approval. Also, a finer breakdown of the intervals would have been preferable; but since the procedures for development were not consistent, particularly for the earlier projects, and the intervals not entirely comparable this detail has not been included.

The details on timing for each project have been reviewed in Appendix II. Because of the apparent wide variations in the intervals, summaries according to land category and type of housing project would tend to be misleading and therefore have not been attempted. However the following general comments, which are based on specific project experiences, provide some explanations.

The interval between the municipal resolution and the calling of tenders for Public Housing projects has long been recognized as being lengthy. The administrative processing requiring extensive co-ordination and agreement among three or four levels of government is time-consuming and no one level is directly responsible for the delays. Each level of government is concerned with the project in terms of need, financing, servicing and location and, therefore, understandably wants to maintain some direct control over the project.

Several factors affect the length of the interval between the calling of tenders and the first occupancy date for Public Housing projects. Some of these are the size of the project, the physical condition of the site, construction strikes, and shortages of materials and money for earlier projects such as Regent Park North. Where development of the individual project has been staged, generally the interval between the tender call and the first occupancy has tended to be relatively short. However, if the first occupancy should coincide with the completion date such as in limited dividend projects, the interval is extended considerably.

Overall, for the Family Limited Dividend projects, delays prior to the council authorization date have been caused by questions on the re-use of land. Much of the

time between the dates of council authorization and tender call has been spent on re-zoning procedures and in the preparation of plans. This interval has generally been longer in the development of family limited dividend projects than for elderly persons' housing.

For Elderly Persons' Limited Dividend projects, delays arising during the first interval usually result from either preliminary investigations on the suitability of the site, or in the case of sites integrated with public housing projects, the designation of the site. The initial stage was particularly long for the Beech Hall project, but this can be considered unique as it was a pioneer project and the only local municipally-sponsored elderly persons' limited dividend project in Metropolitan Toronto.

In general, the time lapse from the date of council authorization to the calling of tenders has been reasonable. Unusual delays which have occurred were mostly a result of exceptions rather than a result of cumbersome procedures. Examples of such exceptions include the May Robinson project which was delayed because of the temporary emergency use of the former building as a Hungarian Reception Centre, and the Beech Hall project where tenders were called prior to official council authorization so that costs could be determined as accurately as possible.

In summary it would appear the only positive statement which can be made is that where the design, construction and management of the project has rested with one organization, e.g., the Metropolitan Toronto or City of Toronto Limited Dividend Companies, less time has been taken to complete a project. On the other hand, where various levels of government were involved, the time interval has tended to be longer depending upon specific cases and particular circumstances, and not upon the type of land used for the project.

V. Previous Land Ownership

Previous land ownership refers to the ownership at the time the specific proposal for publicly-owned housing was made. Although this basis of classification does not provide any insight into the detailed problems of acquiring land, it was felt that such a review would reveal the source of the lands used to date for publicly-owned housing and would raise some questions as to future availability of sites.

Appendix III presents detailed information of previous land ownership. Table 4(a) shows that out of a

total of 278.3 acres* used for public housing and related uses, 94.5 acres or 34% was developed land and 183.8 acres or 66% was Vacant land. The largest percentage of private land acquired was under Section 23 with private Vacant land a close second. The largest percentage of public land used was formerly in the Vacant category.

Table 4(a) Former Ownership of Land by Land Category

Ownership	Sect.23		Vacant		Other		Total	
	Acres	%	Acres	%	Acres	%	Acres	%
Total	80.1	28.9	183.8	66.0	14.4	5.1	278.3	100.0
Public	22.9	14.1	130.8	80.4	8.9	5.5	162.6	100.0
Private	57.2	49.4	53.0	45.8	5.5	4.8	115.7	100.0

As shown in Table 4(b) by far the largest percentage of both public and private land in Section 23 and Vacant Land categories has been used for Public Housing. In the Section 23 category, about two thirds of the land used was formerly privately-owned, while in the Vacant category over 70% of the land was publicly-owned.

Elderly Persons' Limited Dividend Housing has been built largely on Vacant and Other Lands with the previous ownership being almost 50% public and 50% private.

* The total acreage is based on the area charged to the project. It includes park and street dedications, but excludes lands which have been sold off for other purposes such as schools, churches, shopping centers, etc.

Table 4(b) Former Ownership of Land by Type of Housing Project According to Land Category

Ownership	P.H.		F.L.D.		E.P.L.D.		Total	
	Acres	%	Acres	%	Acres	%	Acres	%
Section 23 Lands	70.1	87.5	10.0	12.5	-	-	80.1	100.0
Public	21.5	93.9	1.4	6.1	-	-	22.9	100.0
Private	48.6	85.0	8.6	15.0	-	-	57.2	100.0
Vacant Lands	149.9	81.6	7.2	3.9	26.7	14.5	183.8	100.0
Public	109.0	83.3	7.2	5.5	14.6	11.2	130.8	100.0
Private	40.9	77.2	-	-	12.1	22.8	53.0	100.0
Other Lands	-	-	7.5	52.1	6.9	47.9	14.4	100.0
Public	-	-	7.4	83.1	1.5	16.9	8.9	100.0
Private	-	-	0.1	1.8	5.4	98.2	5.5	100.0

VI. Generalized Land Uses - Before and After

Generalized land use information for each project is tabulated in Appendix IV, and summarized in Table 5(a) on page 25. It indicates that land acquired under Section 23 prior to re-use was largely residential with lesser acreages in commercial, industrial and park use. After public housing was built, the acreage used for residential, although still predominant, was slightly decreased and a much larger portion of the total acreage was given over to park and open space.

In this process industrial and institutional* uses disappeared entirely and commercial space was almost completely eliminated.

In the Vacant land category most of the land was used for residential and park purposes although the acreage increase in the latter use was not great. All acreage in the Other category was turned into residential use although its largest uses prior to the building of the housing projects had been for open space and institutional purposes.

Generally speaking, Table 5(b) indicates that Public Housing projects, while they have re-used the land largely for residential purposes, have also attempted to provide parkland and open space and some commercial uses. The two other types of publicly owned housing have tended to use all the land for residential purposes. This would appear to be true for all categories of previous land use.

* In certain projects, limited institutional space has been provided within residential buildings, but this is not reflected in the land use calculation.

Table 5(a) Land Uses, Before and After, by Land Category

Land Uses	Section 23		Vacant		Other		Total	
	Before	After	Before	After	Before	After	Before	After
	Acres %	Acres %	Acres %	Acres %	Acres %	Acres %	Acres %	Acres %
Residential	57.7 92.9	48.0 20.8	- -	168.6 73.0	4.4 7.1	14.4 6.2	62.1 100.0	231.0 100
Commercial	8.4 100.0	0.1 100.0	- -	- -	- -	- -	8.4 100.0	0.1 100
Industrial	2.9 100.0	- -	- -	- -	- -	- -	2.9 100.0	- -
Park & Open Space	5.7 28.5	32.0 69.4	10.7 53.5	14.1 30.6	3.6 18.0	- -	20.0 100.0	46.1 100
Institutional	1.2 19.7	- -	- -	1.1 100.0	4.9 80.3	- -	6.1 100.0	1.1 100
Vacant	4.2 2.4	- -	173.1 96.8	- -	1.5 0.8	- -	178.8 100.0	- -
TOTAL	80.1 28.9	80.1 28.9	183.8 66.0	183.8 66.0	14.4 5.1	14.4 5.1	278.3 100.0	278.3 100

Table 5(b) Land Uses, Before and After, by Type of Housing Project According to Land Category

Land Uses	P.H.				F.L.D.				E.P.L.D.				Total			
	Before		After		Before		After		Before		After		Before		After	
	Ac	%	Ac	%	Ac	%	Ac	%	Ac	%	Ac	%	Ac	%	Ac	%
Section 23 Lands	70.1	87.5	70.1	87.5	10.0	12.5	10.0	12.5	-	-	-	-	80.1	100.0	80.1	100.0
Residential	50.7	87.9	38.0	79.2	7.0	12.1	10.0	20.8	-	-	-	-	57.7	100.0	48.0	100.0
Commercial	6.2	73.8	0.1	100.0	2.2	26.2	-	-	-	-	-	-	8.4	100.0	0.1	100.0
Industrial	2.2	75.9	-	-	0.7	4.1	-	-	-	-	-	-	2.9	100.0	-	-
Park & Open Space	5.7	100.0	32.0	100.0	-	-	-	-	-	-	-	-	5.7	100.0	32.0	100.0
Institutional	1.1	91.7	-	-	0.1	8.3	-	-	-	-	-	-	1.2	100.0	-	-
Vacant	4.2	100.0	-	-	-	-	-	-	-	-	-	-	4.2	100.0	-	-
Vacant Lands	149.9	81.6	149.9	81.6	7.2	3.9	7.2	3.9	26.7	14.5	26.7	14.5	183.8	100.0	183.8	100.0
Residential	-	-	134.7	79.9	-	-	7.2	4.3	-	-	26.7	15.8	-	-	168.6	100.0
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park & Open Space	-	-	14.1	100.0	7.2	67.3	-	-	3.5	32.7	-	-	10.7	100.0	14.1	100.0
Institutional	-	-	1.1	100.0	-	-	-	-	-	-	-	-	-	-	1.1	100.0
Vacant	149.9	86.6	-	-	-	-	-	-	23.2	13.4	-	-	173.1	100.0	-	-
Other Lands	-	-	-	-	7.5	52.1	7.5	52.1	6.9	47.9	6.9	47.9	14.4	100.0	14.4	100.0
Residential	-	-	-	-	3.3	75.0	7.5	52.1	1.1	25.0	6.9	47.9	4.4	100.0	14.4	100.0
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park & Open Space	-	-	-	-	3.6	100.0	-	-	-	-	-	-	3.6	100.0	-	-
Institutional	-	-	-	-	0.6	12.2	-	-	4.3	87.8	-	-	4.9	100.0	-	-
Vacant	-	-	-	-	-	-	-	-	1.5	100.0	-	-	1.5	100.0	-	-

VII. Distribution of Non-Apartment/Apartment Units

Table 6(a) Non-Apartment/Apartment Dwelling Unit Breakdown by Land Category

Type of Dwelling Unit	Section 23		Vacant		Other		Total	
	No.D.U.	%	No.D.U.	%	No.D.U.	%	No.D.U.	%
Total	3031	43.5	3102	44.5	836	12.0	6969	100.0
Non-Apartment	309	27.5	805	71.6	10	0.9	1124	100.0
Apartment	2722	46.6	2297	39.3	826	14.1	5845	100.0

This Table as well as Table 6(b) on page 28 are based upon Appendix V. From the above Table it is seen that housing projects built upon Section 23 land contain a larger proportion of apartment units than those built upon the two other land categories. Of the total units built, five out of every six have been of the apartment type.

An analysis of Table 6(b) reveals that Public Housing has provided the vast majority of non-apartment units, even on Section 23 land.

The Elderly Persons' Limited Dividend Housing concentrates heavily on apartment units, as do the Family Limited Dividend housing projects.

Table 6(b) Non-Apartment/Apartment Dwelling Unit Breakdown by Type of Housing Project According to Land Category

Type of Dwelling Unit	P.H.		F.L.D.		E.P.L.D.		Total	
	No.D.U.	%	No.D.U.	%	No.D.U.	%	No.D.U.	%
Section 23 Lands	2129	70.2	902	29.8	-	-	3031	100.0
Non-Apartment	309	100.0	-	-	-	-	309	100.0
Apartment	1820	66.9	902	33.1	-	-	2722	100.0
Vacant Lands	1578	50.9	187	6.0	1337	43.1	3102	100.0
Non-Apartment	805	100.0	-	-	-	-	805	100.0
Apartment	773	33.7	187	8.1	1337	58.2	2297	100.0
Other	-	-	179	21.4	657	78.6	836	100.0
Non-Apartment	-	-	10	100.0	-	-	10	100.0
Apartment	-	-	169	20.5	657	79.5	826	100.0

VIII. Distribution of Number of Bedrooms

Based on Appendix VI, Table 7(a) indicates quite clearly that Section 23 housing projects have provided the largest number of two, three, four and five bedroom units. In fact more units of these sizes have been provided on Section 23 land than on the other two land categories combined.

Table 7(b), on page 30, shows that Public Housing built on Section 23 and Vacant Lands have provided almost all of the large-size family units.

Table 7(a) Bedroom Count of Dwelling Units
by Land Category

No.of Bed-rooms	Section 23		Vacant		Other		Total	
	No.D.U.	%	No.D.U.	%	No.D.U.	%	No.D.U.	%
Total	3031	43.5	3102	44.5	178	12.0	6969	100.0
Bachelor	226	15.3	827	55.8	428	28.9	1481	100.0
1	693	39.0	793	44.6	291	16.4	1777	100.0
2	927	63.3	503	34.4	34	2.3	1464	100.0
3	852	52.1	711	43.5	72	4.4	1635	100.0
4	229	49.6	222	48.0	11	2.4	462	100.0
5	104	69.3	46	30.7	-	-	150	100.0

Table 7(b), on the next page, indicates that, at the other end of the scale, Elderly Persons' Limited Dividend housing which has been built on Vacant and Other lands have, in the process of providing smaller units, almost twice as many bachelor as one bedroom units.

Table 7(b) Bedroom Count of Dwelling Units by Type of Housing Project According to Land Category

No.of Bed-rooms	P.H.		F.L.D.		E.P.L.D.		Total	
	No.D.U.	%	No.D.U.	%	No.D.U.	%	No.D.U.	%
Section 23	2129	70.2	905	29.8	-	-	3031	100.0
Bachelor	31	13.7	195	86.3	-	-	226	100.0
1	225	32.5	468	67.5	-	-	693	100.0
2	732	79.0	195	21.0	-	-	927	100.0
3	820	96.2	32	3.8	-	-	852	100.0
4	217	94.8	12	5.2	-	-	229	100.0
5	104	100.0	-	-	-	-	104	100.0
Vacant Lands	1578	50.9	187	6.0	1337	43.1	3102	100.0
Bachelor	-	-	20	2.4	807	97.6	827	100.0
1	222	28.0	41	5.2	530	66.8	793	100.0
2	417	82.9	86	17.1	-	-	503	100.0
3	671	94.4	40	5.6	-	-	711	100.0
4	222	100.0	-	-	-	-	222	100.0
5	46	100.0	-	-	-	-	46	100.0
Other Lands	-	-	179	21.4	657	78.6	836	100.0
Bachelor	-	-	-	-	428	100.0	428	100.0
1	-	-	62	21.3	229	78.7	291	100.0
2	-	-	34	100.0	-	-	34	100.0
3	-	-	72	100.0	-	-	72	100.0
4	-	-	11	100.0	-	-	11	100.0
5	-	-	-	-	-	-	-	-

IX Capital Costs

This section, on capital financing, centres around the distribution of capital costs according to source and expenditure. It should, at this point, be emphasized that capital contribution by the various governments may or may not involve a proprietary interest in the land and buildings. That is, depending on the type of contribution, the contribution can be considered to be an investment which has an appreciating return value. In terms of publicly-owned housing much of the capital cost involved is recoverable either through the amortization of the loan or advance or by the eventual ownership of both the buildings and the land, the latter usually greatly increased in value. When viewed along this line, capital financing of publicly-owned housing is not necessarily as substantially deficit financing as it at first appears.

The following section should be read with these non-recoverable capital contributions in mind:

(a) Federal Government:- the write-down of Section 23 land acquisition and clearance costs with other than Federal-Provincial housing projects;

(b) Provincial Government:- the $1,000 per unit

grant for Regent Park North and Moss Park* and the $500 per unit grant for elderly persons' housing.

(c) Local Municipality:- the write-down of Section 23 land acquisition and clearance costs for Federal-Provincial housing projects and the write-down of land costs for elderly persons' housing (the latter occurred only for the May Robinson project).

For a special discussion of recoverable and non-recoverable capital costs see Appendix XIV.

The distribution of project capital costs among the various levels of government by land category is given in Appendix VII, and summarized in Table 8(a).

The data show that the largest expenditures have been by the Federal Government, and that local municipalities

* For Moss Park, the Province's $1,000 per unit grant was applied to reduce the amount of the original C.M.H.C. mortgage loan. The annual difference between the repayment of the original mortgage ($50,000 for 50 years) is then to be used to reduce rents according to need. The City of Toronto L.D. Housing Corporation Ltd. is not required to use the entire amount in any one year, but is prevented from building up (over a period of years) substantial balances in this reserve. Because the City of Toronto L.D. Housing Corporation Ltd, does not necessarily expend the total amount each year, we have not included it in the calculations of either capital costs or total annual subsidies.

have spent more than the Provincial and Metropolitan Governments combined. To a large extent, however, this is attributable to the costs for Regent Park North being borne by the City of Toronto prior to the creation of the Metropolitan Corporation and to the inception of the Federal-Provincial partnership projects under Section 36. If this arrangement had been in existence the local municipality share would have been reduced by a maximum of approximately 75%, with resultant increases in costs to the senior levels of government.

The data in Table 8(b) on page 34 should also be interpreted in the light of the above. In this Table, the increased role of Metropolitan Toronto in the projects built on Vacant and Other lands is apparent.

Table 8(a) Governmental Distribution of Project Capital Costs by Land Category (in thousands of dollars) *

Governmental Distribution	Section 23		Vacant		Other		Total	
	$	%	$	%	$	%	$	%
Project Capital Costs	36,049	48.9	31,475	42.7	6,181	8.4	73,704	100.0
Distribution:								
Federal	17,574	38.3	23,545	51.3	4,780	10.4	45,900	100.0
Provincial	4,476	47.6	4,607	48.9	328	3.5	9,412	100.0
Metro	-	-	2,726	85.0	481	15.0	3,207	100.0
Local Municipality	13,998	92.2	596	3.9	591	3.9	15,185	100.0

* Because of rounding, figures may not add up to totals

Table 8(b) Governmental Distribution of Project Capital Costs by Type of Housing Project According to Land Category (in thousands of dollars)*

Land Category and Government	P.H.		F.L.D.		E.P.L.D.		Total	
	$	%	$	%	$	%	$	%
Section 23 Lands								
P.C.C.**	26,304	73.0	9,744	27.0	-	-	36,049	100.0
Distribution:								
Federal	9,235	52.5	8,339	47.5	-	-	17,574	100.0
Provincial	4,476	100.0	-	-	-	-	4,476	100.0
Metro	-	-	-	-	-	-	-	-
Local Municipality	12,593	90.0	1,405	10.0	-	-	13,998	100.0
Vacant Lands								
P.C.C.**	20,082	63.8	2,139	6.8	9,254	29.4	31,475	100.0
Distribution:								
Federal	15,062	64.0	1,599	6.8	6,885	29.2	23,546	100.0
Provincial	3,951	85.8	-	-	656	14.2	4,607	100.0
Metro	1,069	39.2	-	-	1,656	60.8	2,726	100.0
Local Municipality	-	-	540	90.6	56	9.4	596	100.0
Other Lands								
P.C.C.**	-	-	2,129	34.4	4,052	65.6	6,181	100.0
Distribution:								
Federal	-	-	1,537	32.2	3,243	67.8	4,780	100.0
Provincial	-	-	-	-	328	100.0	328	100.0
Metro	-	-	-	-	481	100.0	481	100.0
Local Municipality	-	-	591	100.0	-	-	591	100.0

* Because of rounding, figures may not add up to totals
** Project Capital Costs

There were, in certain cases, significant differences between the total (Government) costs incurred in the development of publicly-owned housing and those (Project) costs which were charged to such projects. An effort was made to determine these differentials as accurately as possible, as such costs constitute a portion of the total capital subsidy involved in the development of these housing projects. It should be emphasized, as noted in the Glossary, that the Government costs included in this Report, particularly with respect to local municipality expenditures are in many cases understated.

Appendix VIII compares Project and Government capital costs, and shows how the cost differences were absorbed by the various levels of government; this is summarized in Tables 9(a) and 9(b)

Table 9(a) reveals that total Government costs exceeded Project cost by almost 10 million dollars with 97% of this amount being expended on Section 23 projects. For Section 23 projects, this differential amounted to an increase of 29% of governmental costs over project costs. By far, the major reason for this difference can be attributed to the write-down in land costs possible under Section 23 of the National Housing Act.

Table 9(a) Difference Between Government and Project Capital Costs by Land Category. (in thousands of dollars)*

Total Capital Costs	Section 23		Vacant		Other		Total	
	$	%	$	%	$	%	$	%
Government Costs	45,344	54.4	31,594	37.9	6,485	7.7	83,423	100.0
Project Costs	36,049	48.9	31,475	42.7	6,181	8.4	73,704	100.0
Difference	9,295	95.6	119	12.3	304	3.1	9,718	100.0
% Increase	27.2		3.7		4.9		13.1	

* Because of rounding, figures may not add up to totals

In Table 9(b) the above information is broken down by type of housing project. It is seen that about three quarters of the 27% differential on projects on Section 23 lands noted was accounted for by Public Housing, with the remainder in Family Limited Dividend projects. The Elderly Persons' Limited Dividend projects also showed noticeable cost differentials on both Vacant and Other Lands; but with Public Housing on Vacant Lands and Family Limited Dividend Housing, on both Vacant and Other Lands the differential was relatively insignificant.

Table 9(b) Difference Between Government and Project Capital Costs by Type of Housing Project According to Land Category
(in thousands of dollars)*

Total Capital Costs	P.H.		F.L.D.		E.P.L.D.		Total	
	$	%	$	%	$	%	$	%
Section 23 Lands								
Government Costs	33,133	73.1	12,211	26.9	-	-	45,344	100.0
Project Costs	26,304	73.0	9,744	27.0	-	-	36,049	100.0
Difference	6,829	73.5	2,466	26.5	-	-	9,295	100.0
% Increase	+25.9		+25.3				+27.2	
Vacant Lands								
Government Costs	20,118	63.6	2,139	6.8	9,336	29.6	31,594	100.0
Project Costs	20,082	63.8	2,139	6.8	9,254	29.4	31,475	100.0
Difference	36	30.3	.4	0.3	83	69.4	119	100.0
% Increase	+1.8		+0.2		+8.9		+3.7	
Other Lands								
Government Costs	-	-	2,159	33.3	4,326	66.7	6,485	100.0
Project Costs	-	-	2,129	34.4	4,052	65.6	6,181	100.0
Difference	-	-	30	9.9	274	90.1	6	100.0
% Increase	-	-	+1.4		+6.8		+4.9	

* Because of rounding, figures may not add up to totals

A further analysis of these differences in capital costs was made in terms of distribution among the various levels of government.

Table 10(a) Governmental Distribution of Difference in Capital Costs by Land Category (in thousands of dollars)*

Government Sharing Difference in Costs	Section 23		Vacant		Other		Total	
	$	%	$	%	$	%	$	%
Difference: Distribution:	9,295	95.6	119	12.3	304	3.1	9,718	100.0
Federal	4,435	100	-	-	-	-	4,435	100.0
Provincial	617	100	-	-	-	-	617	100.0
Metro	-	-	103	74.3	36	25.7	139	100.0
Local Municipality	4,244	93.7	16	0.4	268	5.9	4,528	100.0

* Because of rounding, figures may not add up to totals

Table 10(a) above shows that the difference in cost for Section 23 housing has been borne largely by the Federal Government and the local municipality. The absence of Metropolitan government participation has been previously explained.

Table 10(b) which follows shows that in the case of Public Housing on Section 23 lands, the Federal and local governments have shared the difference with the Province not participating. The Provincial Government did, however, share in the costs for Family Limited Dividend projects.

Metropolitan Toronto and the local municipalities have shared the differences on Public Housing projects built on

Vacant land and on Elderly Persons' Limited Dividend housing on Other land.

Table 10(b) Governmental Distribution of Difference in Capital Costs by Type of Housing Project According to Land Category (in thousands of Dollars)*

Government Sharing Difference in Costs	P.H.		F.L.D.		E.P.L.D.		Total	
	$	%	$	%	$	%	$	%
Section 23 Lands								
Difference Distribution:	6,829	73.5	2,466	26.5	-	-	9,295	100.0
Federal	3,202	72.2	1,233	27.8	-	-	4,435	100.0
Provincial	-	-	616	100	-	-	616	100.0
Metro	-	-	-	-	-	-	-	-
Local Municipality	3,627	85.0	616	14.5	-	-	4,244	100.0
Vacant Lands								
Difference Distribution:	36	30.3	.4	0.3	83	69.4	119	100.0
Federal	-	-	-	-	-	-	-	-
Provincial	-	-	-	-	-	-	-	-
Metro	20	19.8	-	-	83	80.2	103	100.0
Local Municipality	16	97.8	.4	2.2	-	-	16	100.0
Other Lands								
Difference: Distribution:	-	-	30	9.9	274	90.1	304	100.0
Federal	-	-	-	-	-	-	-	-
Provincial	-	-	-	-	-	-	-	-
Metro	-	-	-	-	36	100	36	100.0
Local Municipality	-	-	30	11.2	238	88.8	268	100.0

* Because of rounding, figures may not add up to totals

Metropolitan Toronto assumed all of the cost difference for Elderly Persons' projects built on Vacant lands with the local municipalities picking up all of the difference on Family Limited Dividend projects built both on Vacant and Other land.

In Appendix IX, a comparison is made of both Government and Project capital costs on a per dwelling unit and a per bedroom basis. This information is summarized in Table 11(a) below by land category.

Table 11(a) Project and Government Capital Costs, With Average Costs per Dwelling Unit and per Bedroom by Land Category

Capital Costs	Section 23 $	Vacant $	Other $	Total %
Total				
Project	36,048,667.79	31,474,783.25	6,180,997.87	73,704,448.93
Government	45,343,871.07	31,593,966.30	6,485.099.34	83,422,936.71
Average per D.U.				
Project	11,893.32	10,146.60	7,393.54	10,576.04
Government	14,960.03	10,185.03	7,757.30	11,970.57
Average per Bedroom				
Project	5,328.70	5,355.58	5,903.53	5,384.20
Government	6,702.71	5,375.86	6,193.98	6,094.15

In all land categories, the Government costs are higher than Project costs with a substantial difference between the two

showing up for Section 23 projects.

Average per unit costs are the highest for Section 23 projects followed by Vacant land and Other land projects. This relationship changes when analyzed in terms of cost per bedroom, as the housing built on Other lands turns out to be more expensive on a Project cost basis, and only slightly less expensive in terms of Government costs.

Table 11(b) on the following page indicates that the largest amount of money has been spent upon Public Housing in the Section 23 and Vacant land categories. Although Public Housing on a per unit basis has been more expensive to produce than Family or Elderly Persons' Limited Dividend housing, it has been much less expensive than the two other categories on a cost per bedroom basis. This is true in both Section 23 and Vacant land projects.

Corollaries to this are that Government and Project costs on a per bedroom basis have been much higher for Family Limited Dividend projects and that they are the highest for Elderly Persons' Limited Dividend projects.

Table 11(b) Project and Government Capital Costs, With Average Costs per Dwelling Unit and per Bedroom by Type of Housing Project According to Land Category

	P.H.	F.L.D.	E.P.L.D.	Total
	$	$	$	$
Section 23				
T.C.C.*				
Project	26,304,247.79	9,744,420.00	-	36,048,667.79
Government	33,133,205.83	12,210,665.24	-	45,343,871.07
A.C.C./D.U.**				
Project	12,355.21	10,803.13	-	11,893.32
Government	15,562.80	13,537.32	-	14,960.03
A.C.C./B.R***				
Project	4,724.18	8,140.70	-	5,328.70
Government	5,950.64	10,201.05	-	6,702.71
Vacant Lands				
T.C.C.*				
Project	20,082,366.03	2,138,754.69	9,253,662.53	31,474,783.25
Government	20,118,452.30	2,139,115.69	9,336,398.31	31,593,966.30
A.C.C./D.U.**				
Project	12,726.46	11,437.19	6,921.21	10,146.60
Government	12,749.33	11,439.12	6,983.10	10,185.03
A.C.C./B.R***				
Project	4,796.36	6,058.80	6,921.21	5,355.58
Government	4,804.98	6,059.81	6,983.10	5,375.86
Other				
T.C.C.*				
Project	-	2,128,736.38	4,052,261.51	6,180,997.89
Government	-	2,158,736.38	4,326,362.96	6,485,099.34
A.C.C./D.U.**	-			
Project	-	11,892.38	6,167.82	7,393.54
Government	-	12,059.98	6,585.03	7,757.30
A.C.C./B.R**	-			
Project	-	5,458.30	6,167.82	5,903.53
Government	-	5,535.22	6,585.03	6,193.98

*Total Capital Costs
**Average Capital Cost per Dwelling Unit
***Average Capital Cost per Bedroom

X. Land Costs

Project and Government land costs as well as average per acre costs are detailed in Appendix XI.

Table 12(a) Government and Project Land Costs
by Land Category
(in thousands of dollars)*

Land Costs	Section 23		Vacant		Other		Total	
	$	%	$	%	$	%	$	%
Government	10,909	89.9	862	7.1	366	3.0	12,136	100.0
Project	1,614	66.1	767	31.4	62	2.5	2,442	100.0
Difference	9,295	95.9	95	1.0	304	3.1	9,694	100.0

* Because of rounding, figures may not add up to totals

A comparison of the $9.72 million total difference shown in Table 9(a) with the $9.69 million land cost difference above clearly indicates that most of the difference is the write-down in land costs. Table 12(a) also shows that 96% of the land costs differential was expended on Section 23 projects.

As shown on Table 12(b) on the following page, the major portion of the land write-down under Section 23 has been for Public Housing, although approximately one third has been for Family Limited Dividend Housing. On other than Section 23 lands, Elderly Persons' housing projects have had the largest write-downs, with these borne largely by the City of Toronto and the Municipality of Metropolitan Toronto (see also Table 10(b).

Table 12(b) Government and Project Land Costs by Type of Housing Project According to Land Category (in thousands of dollars)*

Land Costs	P.H.		F.L.D.		E.P.L.D.		Total	
	$	%	$	%	$	%	$	%
Section 23 Lands								
Government	7,811	71.6	3,098	28.4	-	-	10,909	100.0
Project	982	60.8	632	39.2	-	-	1,614	100.0
Difference	6,829	73.5	2,466	26.5	-	-	9,295	100.0
Vacant Lands								
Government	598	69.4	106	12.3	158	18.3	862	100.0
Project	586	76.4	106	13.8	75	8.8	767	100.0
Difference	12	12.6	.4	0.4	83	87.0	95	100.0
Other Lands								
Government	-	-	30	8.2	336	91.8	366	100.0
Project	-	-	-	-	62	100.0	62	100.0
Difference	-	-	30	90.1	274	9.9	304	100.0

* Because of rounding, figures may not add up to totals

XI. Building and Development Costs

Total building and development costs as reflected in the average cost per dwelling unit and per bedroom by project are presented in Appendix X. A comparison between Project and Government costs was not made because, with the exception of Regent Park North where equipment costs are not included in the Project building and development costs, there was no difference in costs.

Table 13(a) shows that almost half of the total amount expended

on buildings and development went towards Section 23 projects. Housing built on such land shows the highest average cost per dwelling unit, but the lowest average per bedroom cost.

Table 13(a) Project Building and Development Costs by Land Category

	Section 23		Vacant		Other		Total	
	$	%	$	%	$	%	$	%
Total*	34,435	49.0	30,709	43.8	5,081	7.2	70,225	100.0
Average per D.U.	11,360.94		9,899.65		7,450.13		10,304.43	
Average per B.R.	5,090.17		5,225.24		5,689.80		5,188.38	

* Total only rounded up to thousands of dollars.

When comparing the average cost per dwelling unit and bedroom in terms of type of housing project (Table 13(b)), it is interesting to note that the average cost per bedroom is higher for most of the Vacant land projects.

Table 13(b) Project Building and Development Costs by Type of Housing Project According to Land Category

	P.H.		F.L.D.		E.P.L.D.		Total	
	$	%	$	%	$	%	$	%
Section 23								
Total*	25,323	73.5	9,112	26.5	-	-	34,435	100.0
Average per D.U.	11,894.12		10,102.46		-	-	11,360.94	
Average per B.R.	4,547.88		7,612.72		-	-	5,090.17	
Vacant Lands								
Total*	19,497	63.5	2,033	6.6	9,179	29.9	30,709	100.0
Average per D.U.	12,355.28		10,870.34		6,865.61		9,899.65	
Average per B.R.	4,656.47		5,758.51		6,865.61		5,225.24	
Other Lands								
Total*	-	-	2,129	41.9	2,952	58.1	5,081	100.0
Average per D.U.	-	-	11,892.38		5,869.29		7,450.13	
Average per B.R.	-	-	5,458.30		5,869.29		5,689.80	

* Total only rounded up to thousands of dollars

XII. Annual Subsidies

In this review, total annual subsidies have been divided into two categories, operating subsidies and tax subsidies. Operating subsidies occur only in housing projects where the purpose is to accommodate in all the units individuals and families of low incomes at rentals that are less than those required to meet the operating charges. Such operating charges include the cost of amortizing the capital advance plus interest, operating costs, maintenance costs, and may or may not include full property taxes. Tax subsidies occur in the housing projects where full property taxes have not been included in the operating charges. It should be emphasized that subsidy amounts shown in this report are by no means constant from year to year and that this variation is due to the method of financing the capital advance, the period of the loan, the change in property taxes, etc.

Operating subsidies are applied only to Public Housing projects* where the payments are shared by the various governments on the same basis as their contribution to Project capital costs. Tax subsidies are applied to the two earlier Federal-Provincial projects and all the Elderly Persons' housing projects and are paid either by the Metropolitan Corporation or the local Municipality.

* Although the Provincial grant for Moss Park is, in a sense, being used as an operating subsidy, it has not been included as such because the fund does not apply to all units in the project and because the amount to be used in any one year is not constant and depends upon the City of Toronto L.D. Housing Corporation Ltd.'s determination.

In reading this section, as was noted in the section on Capital Costs, consideration should be given to whether or not the government contributing the subsidy has a proprietary interest in the project. In most cases, the subsidy contributed is for a project involving some proprietary interest on the part of the contributor. The only exception is Regent Park South where the local municipality has no proprietary interest in the project, but contributes a tax subsidy. Where a proprietary interest exists a question could be raised as to what extent the annual subsidy could legitimately be termed a subsidy. An answer to this, however, will only be available upon the full amortization of the project, and an evaluation of the worth of the various shares at that time.

The following section of this report represents an attempt to determine what these subsidies are, how they are underwritten by the various levels of government, and how they are distributed among the various types of housing projects. With the exception of Regent Park North where the subsidy is based on 1962 operating expenditures, subsidies are based on 1963 operating expenditures or official estimated annual expenditures which are subject to revision.

Data on total annual subsidies is given in detail in Appendix XII; these data are summarized in Tables 14(a) and 14(b) on the following page.

In Table 14(a) we see that of a total annual subsidy of almost 1.8 million dollars, 57% or about 1.1 million

Table 14(a) Total Annual Subsidies and Government Source by Land Category

Government Source	Section 23		Vacant		Other		Total	
	$	%	$	%	$	%	$	%
Total Annual Subsidy	1,053,315.53	57.2	710,742.18	38.5	78,649.76	4.3	1,842,707.47	100.0
Source:								
Federal Government	315,582.00	43.8	404,617.84	56.2	-	-	720,199.84	100.0
Provincial	105,194.00	56.1	82,339.41	43.9	-	-	187,533.41	100.0
Metro	-	-	213,431.35	73.1	78,649.76	26.9	292,081.11	100.0
Local Municipality	632,539.53	98.4	10,353.58	1.6	-	-	642,893.11	100.0

Table 14(b) Total Annual Subsidies and Government Source by Type of Housing Project According to Land Category

Land Category & Government Source	P.H.		F.L.D.		E.P.L.D.		Total	
	$	%	$	%	$	%	$	%
Section 23 Lands								
Total Annual Subsidy	1,053,315.53	100	-	-	-	-	1,053,315.53	100.0
Source:								
Federal Government	315,582.00	100	-	-	-	-	315,582.00	100.0
Provincial	105,194.00	100	-	-	-	-	105,194.00	100.0
Metro	-	-	-	-	-	-	-	-
Local Municipality	632,539.53	100	-	-	-	-	632,539.53	100.0
Vacant Lands								
Total Annual Subsidy	559,993.53	78.8	-	-	150,748.65	21.2	710,742.18	100.0
Source:								
Federal Government	404,617.84	100	-	-	-	-	404,617.84	100.0
Provincial	82,339.41	100	-	-	-	-	82,339.41	100.0
Metro	73,036.28	34.2	-	-	140,395.07	65.8	213,431.35	100.0
Local Municipality	-	-	-	-	10,353.58	100	10,353.58	100.0
Other Lands								
Total Annual Subsidy	-	-	-	-	78,649.76	100	78,649.76	100.0
Source:								
Federal Government	-	-	-	-	-	-	-	-
Provincial	-	-	-	-	-	-	-	-
Metro	-	-	-	-	78,649.76	100	78,649.76	100.0
Local Municipality	-	-	-	-	-	-	-	-

dollars goes for Public Housing on Section 23 land. The fact that the largest share of this is contributed by the local municipality, mainly the City of Toronto for Regent Park North, does, as was previously noted, considerably distort the picture.

A much more significant relationship in terms of present and future patterns for the sharing of subsidies is found under the Vacant and Other land categories, where it is found that the Metropolitan Corporation is second only to the Federal Government in providing subsidies for housing built on such land and, in fact, has contributed about 3.5 times the amount spent by the Provincial government, almost 30 times the expenditures by local municipalities.

The information in Table 14(b) further brings out the contribution of the Metropolitan Corporation in subsidizing both Public Housing and Elderly Persons' Limited Dividend Housing.

Except for the special subsidy for Moss Park, it should be noted that in both Tables 14(b) and 15(b) no subsidies are entered for the Family Limited Dividend projects as these are considered to be self-supporting.

Table 15(a) and (b) on the next page, summarize the further breakdown of the total annual subsidies contained in Appendix XIII, with tax subsidies distributed between the

Table 15(a) Operating Subsidies, Tax Subsidies and Source, by Land Category

Types of Subsidy	Section 23		Vacant		Other		Total	
	$	%	$	%	$	%	$	%
Total Ann.Subsidy	1,053,315.53	57.2	710,742.18	38.5	78,649.76	4.3	1,842,707.47	100.0
Ann.Operating Subsidy	967,315.53	64.2	539,490.46	35.8	-	-	1,506,805.99	100.0
Ann.Tax Subsidy								
Source:								
Metro.Toronto	-	-	160,898.14	67.2	78,649.76	32.8	239,547.90	100.0
Loc.Municipality	86,000.00	89.3	10,353.58	10.7	-	-	96,353.58	100.0

Table 15(b) Operating Subsidies, Tax Subsidies and Source, by Type of Housing Project According to Land Category

Land Category and Types of Subsidy	P.H.		F.L.D.		E.P.L.D.		Total	
	$	%	$	%	$	%	$	%
Section 23 Lands								
Total Ann.Subsidy	1,053,315.53	100	-	-	-	-	1,053,315.53	100.0
Ann.Operating Subsidy	967,315.53	100	-	-	-	-	967,315.53	100.0
Ann.Tax Subsidy								
Source:								
Metro.Toronto	-	-	-	-	-	-	-	-
Loc.Municipality	86,000.00	100	-	-	-	-	86,000.00	100.0
Vacant Lands								
Total Ann.Subsidy	559,993.53	78.8	-	-	150,748.65	21.2	710,742.18	100.0
Ann.Operating Subsidy	539,490.46	100	-	-	-	-	539,490.46	100.0
Ann.Tax Subsidy								
Source:								
Metro.Toronto	20,503.07	12.7	-	-	140,395.07	87.3	160,898.14	100.0
Loc.Municipality	-	-	-	-	10,353.58	100	10,353.58	100.0
Other Lands								
Total Ann.Subsidy	-	-	-	-	78,649.76	100	78,649.76	100.0
Ann.Operating Subsidy	-	-	-	-	-	-	-	-
Ann.Tax Subsidy								
Source:								
Metro.Toronto	-	-	-	-	78,649.76	100	78,649.76	100.0
Loc.Municipality	-	-	-	-	-	-	-	-

Metropolitan Corporation and the local governments.

Out of a total annual subsidy of approximately $1.8 million, slightly over 18% is made up of tax subsidies provided by the Metropolitan Government and the local Municipalities (Ref.Table 10(a)). The distribution of this tax subsidy between the two levels of government follows the same general pattern found for the total subsidies among land categories with local municipality contributions largely for Section 23 projects and with Metropolitan Toronto making substantial payments for projects on Vacant and Other lands.

Table 15(b) reveals that 80% of the tax subsidies for Public Housing projects is provided by local municipalities. Appendix XIII shows, however, that this has gone for only one project - Regent Park South.

The tax subsidies from the Metropolitan government have been mainly for Elderly Persons' Limited Dividend housing on Vacant and Other lands.

General Description of Projects by Land Category

Project	Location		Administering Authority	Type of Project	Area	Total D.U.	Population	Density	
	Address	Municipality						P/Ac	DU/Ac
Section 23					80.1	3031	10884	136	38
Regent Park North	415 Gerrard St.E.	City of Toronto	Housing Authority of Toronto	P.H.	42.5	1397	5211	123	32
Regent Park South	33 Belshaw Place	City of Toronto	Metropolitan Toronto Housing Authority	P.H.	27.6	732	3860	140	26
S.T.					70.1	2129	9071	129	30
Moss Park	275,285,295 Shuter St.	City of Toronto	City of Toronto Limited Dividend Housing Company Ltd.	F.L.D.	10.0	902	1813	181	90
S.T.					10.0	902	1813	181	90
Vacant					183.8	3102	9772	53	17
Lawrence Heights	12 Flemington Road	North York	Metropolitan Toronto Housing Authority	P.H.	109.0	1081	4968	46	10
Scarlettwood	58 Waterton Road	Etobicoke	Metropolitan Toronto Housing Authority	P.H.	10.9	150	704	65	14
Wardenwood	52 Cataraqui Cresc.	Scarborough	Metropolitan Toronto Housing Authority	P.H.	30.1	347	1600	53	12
S.T.					149.9	1578	7272	49	11
McCormick Park	1525 Dundas St.W.	City of Toronto	City of Toronto Limited Dividend Housing Company Ltd.	F.L.D.	2.4	106	355	148	44
Greenwood Park	1615 Dundas St.E.	City of Toronto	City of Toronto Limited Dividend Housing Company Ltd.	F.L.D.	4.8	81	278	58	17
S.T.					7.2	187	633	88	26
Beech Hall	2-14 Humber Blvd. 15-23 Cordella Road	Township of York	York Township Limited Dividend Housing Corporation	E.P.L.D.	3.5	128	192	56	31
Westacres	1-8 Arbordell Road	Etobicoke	Metropolitan Toronto Housing Company Limited	E.P.L.D.	3.2	128	192	61	40
Westacres Extn.	9-15 Arbordell Rd.	Etobicoke	Metropolitan Toronto Housing Company Limited	E.P.L.D.	2.9	96	144	50	33
Northacres	2-20 Flemington Rd.	North York	Metropolitan Toronto Housing Company Limited	E.P.L.D.	4.4	128	192	43	21
Scarborough Acres	575 Danforth Road	Scarborough	Metropolitan Toronto Housing Company Limited	E.P.L.D.	0.3	16	24	71	47
Brimley Acres	2950 Lawrence Av.E.	Scarborough	Metropolitan Toronto Housing Company Limited	E.P.L.D.	3.4	201	290	87	60
East York Acres	9 Haldon Avenue	East York	Metropolitan Toronto Housing Company Limited	E.P.L.D.	3.0	201	290	97	67
Humber Acres	1 Scarlettwood Crt.	Etobicoke	Metropolitan Toronto Housing Company Limited	E.P.L.D.	1.0	47	67	67	47
Woodland Acres	682 Warden Avenue 40 Fir Valley Crt.	Scarborough	Metropolitan Toronto Housing Company Limited	E.P.L.D.	5.0	392	476	95	78
S.T.					26.7	1337	1867	70	50
Other					14.4	836	1494	104	58
Phin Park	2 Phin Avenue	City of Toronto	City of Toronto Limited Dividend Housing Company Ltd.	F.L.D.	3.7	34	100	27	9
Bessie M. Luffman	320 Seaton Street	City of Toronto	City of Toronto Limited Dividend Housing Company Ltd	F.L.D.	0.6	25	120	207	43
Donald Summerville	1555 & 1575 Queen St.E.	City of Toronto	City of Toronto Limited Dividend Housing Company Ltd.	F.L.D.	3.2	120	388	122	38
S.T.					7.5	179	608	81	24
May Robinson Hse.	20-25 W.Lodge Ave.	City of Toronto	Metropolitan Toronto Housing Company Limited	E.P.L.D.	4.3	405	563	131	94
Woodbine Acres	133 Merrill Avenue	City of Toronto	Metropolitan Toronto Housing Company Limited	E.P.L.D.	0.7	42	59	79	56
Riverdale Acres	230 River Street	City of Toronto	Metropolitan Toronto Housing Company Limited	E.P.L.D.	0.3	25	25	81	81
King High Acres	12 King High Ave.	North York	Metropolitan Toronto Housing Company Limited	E.P.L.D.	0.5	31	31	62	62
Glen Stewart Acres	328 Kingston Road	City of Toronto	Metropolitan Toronto Housing Company Limited	E.P.L.D.	1.1	154	208	196	145
S.T.					6.9	657	886	128	95
GRAND TOTAL					278.3	6969	22150	80	25

Specified Time Intervals in Development of Projects
by Land Category

Project	Municipal or Council Resolution Date	Interval	Tender Call Date	Interval	First Occupancy Date	Interval	Completion Date
Section 23							
Regent Park North	Jan1/48	1 mo.	Feb9/48	1yr 2mos	Mar30/49	10yrs	Apr/59
Regent Park South	Dec15/53	3yrs 4mos	Mar/57	6 mos	Sept/57	1yr 6mos	Mar/59
Moss Park	Jan5/62	1yr 1mo	Feb7/63	1yr 7mos	Sept/64		
Vacant							
Lawrence Heights	July9/54	1yr 10mos	May/56	1yr 7mos	Dec15/57	5yrs	Dec31/62
Scarlettwood	Mar11/58	3yrs 3mos	May8/61	1yr 5mos	Oct1/62	1yr 2mos	Dec12/63
Wardenwood	Mar11/58	4yrs 2mos	Apr24/62	1yr 3mos	July1/63	1yr 3mos	Oct1/64
McCormick Park	Mar31/58	1yr	Mar4/59	1yr 5mos	Aug1/60		
Greenwood Park	Feb16/59	11mos	Jan5/60	1yr 5mos	June/61		
Beech Hall	Feb/52	4mos *	Nov12/51	11 mos	Sept15/52		
Westacres	Feb8/55	1yr 3mos	May/56	11 mos	Mar/57		
Westacres Extension	June2/59	2mos	July21/59	1yr 2mos	Aug/60		
Northacres	Aug9/55	1yr 9mos	May/57	1yr	May/58		
Scarborough Acres	July4/57	4mos	Oct29/57	9mos	July/58		
Brimley Acres	Dec2/58	8mos	July21/59	1yr 5mos	Nov/60		
East York Acres	Aug25/59	1yr 1mo	Sept8/60	5mos	Feb1/62		
Humber Acres	June28/60	1yr 2mos	July27/61	11mos	June1/62		
Woodland Acres	June28/60	2yrs 4mos	Sept25/62	2yrs	Oct/64		
Other							
Phin Park	Nov25/57	6mos	May28/58	1yr 1mo	June/59		
Bessie M.Luffman	Mar2/59	2yrs 1mo	Mar22/61	1yr 4mos	June30/62		
Donald Summerville	June6/60	1yr 7mos	Dec21/61	1yr 7mos	July/63		
May Robinson Hse	Feb12/57	1yr 5mos	July/58	1yr 5mos	Dec/59		
Woodbine Acres	Dec8/58	5mos	Apr28/59	1yr	Apr/60		
Riverdale Acres	June14/60	4mos	Oct19/60	7mos	May/61		
King High Acres	Sept20/60	10mos	July28/61	11mos	June1/62		
Glen Stewart Acres	June28/62	-	June/62	4mos	Oct15/62		

* Tenders were called prior to official council authorization.

Former Ownership (Public or Private) of Project Area by Land Category

Project	Public		Private		Total	
	Ac.	% of Total	Ac.	% of Total	Ac.	% of Total
Section 23 Lands	22.9	28.6	57.2	71.4	80.1	100.0
Regent Park North	11.3	26.6	31.2	73.4	42.5	100.0
Regent Park South	10.2	37.0	17.4	63.0	27.6	100.0
S.T.	21.5	30.7	48.6	69.3	70.1	100.0
Moss Park	1.4	14.0	8.6	86.0	10.0	100.0
S.T.	1.4	14.0	8.6	86.0	10.0	100.0
Vacant	130.8	71.2	53.0	28.8	183.8	100.0
Lawrence Heights	109.0	100.0	-	-	109.0	100.0
Scarlettwood	-	-	10.9	100.0	10.9	100.0
Wardenwood	-	-	30.0	100.0	30.0	100.0
S.T.	109.0	72.7	40.9	27.3	149.9	100.0
McCormick Park	2.4	100.0	-	-	2.4	100.0
Greenwood Park	4.8	100.0	-	-	4.8	100.0
S.T.	7.2	100.0	-	-	7.2	100.0
Beech Hall	3.5	100.0	-	-	3.5	100.0
Westacres	-	-	3.2	100.0	3.2	100.0
Westacres Extension	-	-	2.9	100.0	2.9	100.0
Northacres	4.4	100.0	-	-	4.4	100.0
Scarborough Acres	0.3	100.0	-	-	0.3	100.0
Brimley Acres	3.4	100.0	-	-	3.4	100.0
East York Acres	3.0	100.0	-	-	3.0	100.0
Humber Acres	-	-	1.0	100.0	1.0	100.0
Woodland Acres	-	-	5.0	100.0	5.0	100.0
S.T.	14.6	54.7	12.1	45.3	26.7	100.0
Other	8.9	61.8	5.5	38.2	14.4	100.0
Phin Park	3.6	97.3	0.1	2.7	3.7	100.0
Bessie M. Luffman	0.6	100.0	-	-	0.6	100.0
Donald Summerville	3.2	100.0	-	-	3.2	100.0
S.T.	7.4	98.7	0.1	1.3	7.5	100.0
May Robinson House	-	-	4.3	100.0	4.3	100.0
Woodbine Acres	0.7	100.0	-	-	0.7	100.0
Riverdale Acres	0.3	100.0	-	-	0.3	100.0
King High Acres	0.5	100.0	-	-	0.5	100.0
Glen Stewart Acres	-	-	1.1	100.0	1.1	100.0
S.T.	1.5	21.7	5.4	78.3	6.9	100.0
GRAND TOTAL	162.6	58.4	115.7	41.6	278.3	100.0

Land Uses (Before and After) of Project Area by Land Category

Project	Project Area		Residential(Inc.Sts) Before		Residential(Inc.Sts) After		Commercial Before		Commercial After		Industrial Before		Industrial After		Park &/or Open Space Before		Park &/or Open Space After		Institutional Before		Institutional After		Vacant Before	
	Ac.	%	Ac.	%	Ac.	%	Ac.	%	Ac.	%	Ac.	%	Ac.	%	Ac.	%	Ac.	%	Ac.	%	Ac.	%	Ac.	%
SECTION 23	80.1	100.0	57.7	72.0	48.0	59.9	8.4	10.5	0.1	0.1	2.9	3.6	-	-	5.7	7.1	32.0	40.0	1.2	1.5	-	-	4.2	5.3
Regent Park North	42.5	100.0	31.4	73.9	15.0	35.3	5.0	11.8	-	-	1.3	3.0	-	-	0.9	2.1	27.5	64.7	0.9	2.1	-	-	3.0	7.1
Regent Park South	27.6	100.0	19.3	69.9	23.0	83.3	1.2	4.4	0.1	0.4	0.9	3.3	-	-	4.8	17.4	4.5	16.3	0.2	0.7	-	-	1.2	4.3
S.T.	70.1	100.0	50.7	72.3	38.0	54.2	6.2	8.8	0.1	0.1	2.2	3.2	-	-	5.7	8.1	32.0	45.7	1.1	1.6	-	-	4.2	6.0
Moss Park	10.0	100.0	7.0	70.0	10.0	100.0	2.2	22.0	-	-	0.7	7.0	-	-	-	-	*	-	0.1	1.0	-	-	-	-
S.T.	10.0	100.0	7.0	70.0	10.0	100.0	2.2	22.0	-	-	0.7	7.0	-	-	-	-	*	-	0.1	1.0	-	-	-	-
VACANT	183.8	100.0	-	-	168.6	91.7	-	-	-	-	-	-	-	-	10.7	5.8	14.1	7.7	-	-	1.1	0.6	173.1	94.2
Lawrence Heights	109.0	100.0	-	-	99.9	91.7	-	-	-	-	-	-	-	-	-	-	8.0	7.3	-	-	1.1	1.0	109.0	100.0
Scarlettwood	10.9	100.0	-	-	10.9	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.9	100.0
Wardenwood	30.0	100.0	-	-	23.9	79.7	-	-	-	-	-	-	-	-	-	-	6.1	20.3	-	-	-	-	30.0	100.0
S.T.	149.9	100.0	-	-	134.7	89.9	-	-	-	-	-	-	-	-	-	-	14.1	9.4	-	-	1.1	0.7	149.9	100.0
McCormick Park	2.4	100.0	-	-	2.4	100.0	-	-	-	-	-	-	-	-	2.4	100.0	-	-	-	-	-	-	-	-
Greenwood Park	4.8	100.0	-	-	4.8	100.0	-	-	-	-	-	-	-	-	4.8	100.0	-	-	-	-	-	-	-	-
S.T.	7.2	100.0	-	-	7.2	100.0	-	-	-	-	-	-	-	-	7.2	100.0	-	-	-	-	-	-	-	-
Beech Hall	3.5	100.0	-	-	3.5	100.0	-	-	-	-	-	-	-	-	3.5	100.0	-	-	-	-	-	-	-	-
Westacres	3.2	100.0	-	-	3.2	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2	100.0
Westacres Extn.	2.9	100.0	-	-	2.9	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.9	100.0
Northacres	4.4	100.0	-	-	4.4	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.4	100.0
Scarborough Acres	0.3	100.0	-	-	0.3	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.3	100.0
Brimley Acres	3.4	100.0	-	-	3.4	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4	100.0
East York Acres	3.0	100.0	-	-	3.0	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0	100.0
Humber Acres	1.0	100.0	-	-	1.0	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	100.0
Woodland Acres	5.0	100.0	-	-	5.0	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.0	100.0
S.T.	26.7	100.0	-	-	26.7	100.0	-	-	-	-	-	-	-	-	3.5	13.1	-	-	-	-	-	-	23.2	86.9
OTHER	14.4	100.0	4.4	30.6	14.4	100.0	-	-	-	-	-	-	-	-	3.6	25.0	-	-	4.9	34.0	-	-	1.5	10.4
Phin Park	3.7	100.0	0.1	2.7	3.7	100.0	-	-	-	-	-	-	-	-	3.6	97.3	-	-	-	-	-	-	-	-
Bessie M.Luffman	0.6	100.0	-	-	0.6	100.0	-	-	-	-	-	-	-	-	-	-	-	-	0.6	100.0	-	-	-	-
Donald Summerville	3.2	100.0	3.2	100.0	3.2	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
S.T.	7.5	100.0	3.3	44.0	7.5	100.0	-	-	-	-	-	-	-	-	3.6	48.0	-	-	0.6	8.0	-	-	-	-
May Robinson Hse	4.3	100.0	-	-	4.3	100.0	-	-	-	-	-	-	-	-	-	-	-	-	4.3	100.0	-	-	-	-
Woodbine Acres	0.7	100.0	-	-	0.7	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.7	100.0
Riverdale Acres	0.3	100.0	-	-	0.3	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.3	100.0
King High Acres	0.5	100.0	-	-	0.5	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	100.0
Glen Stewart Acres	1.1	100.0	1.1	100.0	1.1	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
S.T.	6.9	100.0	1.1	15.9	6.9	100.0	-	-	-	-	-	-	-	-	-	-	-	-	4.3	62.3	-	-	1.5	21.8
GRAND TOTAL	278.3	100.0	62.1	22.3	231.0	83.0	8.4	3.4	0.1	-	2.9	1.0	-	-	20.0	7.2	46.1	16.6	6.1	2.2	1.1	0.4	178.8	64.3

* Park space created

Non-Apartment/Apartment Dwelling Unit Breakdown for Projects by Land Category

Project	Total D.U.		Non-Apt D.U.		Apt. D.U.	
	No.	%	No.	%	No.	%
Section 23	3031	100.0	309	10.2	2722	89.8
Regent Park North	1397	100.0	56	4.0	1341	96.0
Regent Park South	732	100.0	253	34.5	479	65.4
S.T.	2129	100.0	309	14.5	1820	85.5
Moss Park	902	100.0	-	-	902	100.0
S.T.	902	100.0	-	-	902	100.0
Vacant	3102	100.0	805	26.0	2297	74.0
Lawrence Heights	1081	100.0	502	46.5	579	53.6
Scarlettwood	150	100.0	73	48.7	77	51.3
Wardenwood	347	100.0	230	66.8	117	33.7
S.T.	1578	100.0	805	51.0	773	49.0
McCormick Park	106	100.0	-	-	106	100.0
Greenwood Park	81	100.0	-	-	81	100.0
S.T.	187	100.0	-	-	187	100.0
Beech Hall	128	100.0	-	-	128	100.0
Westacres	128	100.0	-	-	128	100.0
Westacres Extension	96	100.0	-	-	96	100.0
Northacres	128	100.0	-	-	128	100.0
Scarborough Acres	16	100.0	-	-	16	100.0
Brimley Acres	201	100.0	-	-	201	100.0
East York Acres	201	100.0	-	-	201	100.0
Humber Acres	47	100.0	-	-	47	100.0
Woodland Acres	392	100.0	-	-	392	100.0
S.T.	1337	100.0	-	-	1337	100.0
Other	836	100.0	10	1.2	826	98.8
Phin Park	34	100.0	10	29.4	24	70.6
Bessie M. Luffman	25	100.0	-	-	25	100.0
Donald Summerville	120	100.0	-	-	120	100.0
S.T.	179	100.0	10	5.6	169	94.4
May Robinson House	405	100.0	-	-	405	100.0
Woodbine Acres	42	100.0	-	-	42	100.0
Riverdale Acres	25	100.0	-	-	25	100.0
King High Acres	31	100.0	-	-	31	100.0
Glen Stewart Acres	154	100.0	-	-	154	100.0
S.T.	657	100.0	-	-	657	100.0
GRAND TOTAL	6969	100.0	1124	16.1	5845	83.9

Bedroom Count of Dwelling Units for Projects by Land Category

Project	Bachelor		1 B.R.		2 B.R.		3 B.R.		4 B.R.		5 B.R.		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Section 23	226	7.4	693	22.9	927	30.6	852	28.1	229	7.6	104	3.4	3031	100.0
Regent Park North	31	2.2	190	13.6	562	40.2	498	35.7	82	5.9	34	2.4	1397	100.0
Regent Park South	-	-	35	4.8	170	23.2	322	44.0	135	18.4	70	9.6	732	100.0
S.T.	31	1.4	225	10.6	732	34.4	820	38.5	217	10.2	104	4.9	2129	100.0
Moss Park	195	21.6	468	51.9	195	21.6	32	3.6	12	1.3	-	-	902	100.0
S.T.	195	21.6	468	51.9	195	21.6	32	3.6	12	1.3	-	-	902	100.0
Vacant	827	26.7	793	25.6	503	16.2	711	22.9	222	7.1	46	1.5	3102	100.0
Lawrence Heights	-	-	208	19.2	237	21.9	484	44.8	114	10.6	38	3.5	1081	100.0
Scarlettwood	-	-	2	1.4	75	50.0	51	34.0	17	11.3	5	3.3	150	100.0
Wardenwood	-	-	12	3.4	105	30.3	136	39.2	91	26.2	3	0.9	347	100.0
S.T.	-	-	222	14.1	417	26.4	671	42.5	222	14.1	46	2.9	1578	100.0
McCormick Park	14	13.2	28	26.4	38	35.9	26	24.5	-	-	-	-	106	100.0
Greenwood Park	6	7.4	13	16.0	48	59.3	14	17.3	-	-	-	-	81	100.0
S.T.	20	10.7	41	21.9	86	46.0	40	21.4	-	-	-	-	187	100.0
Beech Hall	64	50.0	64	50.0	-	-	-	-	-	-	-	-	128	100.0
Westacres	64	50.0	64	50.0	-	-	-	-	-	-	-	-	128	100.0
Westacres Extension	48	50.0	48	50.0	-	-	-	-	-	-	-	-	96	100.0
Northacres	64	50.0	64	50.0	-	-	-	-	-	-	-	-	128	100.0
Scarborough Acres	8	50.0	8	50.0	-	-	-	-	-	-	-	-	16	100.0
Brimley Acres	112	55.7	89	44.3	-	-	-	-	-	-	-	-	201	100.0
East York Acres	112	55.7	89	44.3	-	-	-	-	-	-	-	-	201	100.0
Humber Acres	27	57.4	20	42.6	-	-	-	-	-	-	-	-	47	100.0
Woodland Acres	308	78.6	84	21.4	-	-	-	-	-	-	-	-	392	100.0
S.T.	807	60.4	530	39.6	-	-	-	-	-	-	-	-	1337	100.0
Other	428	51.2	291	34.8	34	4.1	72	8.6	11	1.3	-	-	836	100.0
Phin Park	-	-	24	70.6	-	-	-	-	10	29.4	-	-	34	100.0
Bessie M. Luffman	-	-	-	-	-	-	24	96.0	1	4.0	-	-	25	100.0
Donald Summerville	-	-	38	31.7	34	28.3	48	40.0	-	-	-	-	120	100.0
S.T.	-	-	62	34.6	34	19.0	72	40.2	11	6.2	-	-	179	100.0
May Robinson House	247	61.0	158	39.0	-	-	-	-	-	-	-	-	405	100.0
Woodbine Acres	25	59.5	17	40.5	-	-	-	-	-	-	-	-	42	100.0
Riverdale Acres	25	100	-	-	-	-	-	-	-	-	-	-	25	100.0
King High Acres	31	100	-	-	-	-	-	-	-	-	-	-	31	100.0
Glen Stewart Acres	100	64.9	54	35.1	-	-	-	-	-	-	-	-	154	100.0
S.T.	428	65.2	229	34.8	-	-	-	-	-	-	-	-	657	100.0
GRAND TOTAL	1481	21.3	1777	25.5	1464	21.0	1635	23.5	462	6.6	150	2.1	6969	100.0

Governmental Breakdown of Project Capital Costs
for Projects by Land Category

Project	Project Capital Costs	Distribution of Project Capital Costs							
		Federal Government		Provincial Govt.		Metro		Local Municipality	
		Amt.	%	Amt.	%	Amt.	%	Amt.	%
Section 23	36,048,667.79	17,574,270.99	48.8	4,476,356.68	12.4	-	-	13,998,040.12	38.8
Regent Park North	13,990,821.12	-	-	1,398,000.00	10.0	-	-	12,592,821.12	90.0
Regent Park South	12,313,426.67	9,235,069.99	75.0	3,078,356.68	25.0	-	-	-	-
S.T.	26,304,247.79	9,235,069.99	35.1	4,476,356.68	17.0	-	-	12,592,821.12	47.9
Moss Park*	9,744,420.00	8,339,201.00	85.6	-	-	-	-	1,405,219.00	14.4
S.T.	9,744,420.00	8,339,201.00	85.6	-	-	-	-	1,405,219.00	14.4
Vacant	31,474,783.25	23,545,632.27	74.8	4,607,423.99	14.6	2,725,798.34	8.7	595.928.65	1.9
Lawrence Heights	13,569,543.28	10,177,158.21	75.0	2,811,506.05	20.7	580,879.02	4.3	-	-
Scarlettwood*	1,943,543.94	1,457,657.95	75.0	340,120.19	17.5	145,765.80	7.5	-	-
Wardenwood*	4,569,278.81	3,426,959.11	75.0	799,623.79	17.5	342,695.91	7.5	-	-
S.T.	20,082,366.03	15,061,775.27	75.0	3,951,250.03	19.7	1,069,340.73	5.3	-	-
McCormick Park	1,140,857.47	977,000.00	85.6	-	-	-	-	163,857.47	14.4
Greenwood Park	997,897.22	622,000.00	62.3	-	-	-	-	375,897.22	37.7
S.T.	2,138,754.69	1,599.000.00	74.8	-	-	-	-	539,754.69	25.2
Beech Hall	687.347.92	575,000.00	83.6	56,173.96	8.2	-	-	56,173.96	8.2
Westacres	804,538.27	618,350.00	76.8	64,000.00	8.0	122,188.27	15.2	-	-
Westacres Extn.	653,734.28	555,675.00	85.0	48,000.00	7.3	50,059.28	7.7	-	-
Northacres	912,582.33	648,783.00	71.1	64,000.00	7.0	199,799.33	21.9	-	-
Scarborough Acres	119,937.10	84,000.00	70.0	8,000.00	6.7	27,937.10	23.3	-	-
Brimley Acres	1,435,510.60	1,093,429.00	76.2	100,500.00	7.0	241,581.60	16.8	-	-
East York Acres	1,428,300.90	885,400.00	62.0	100,500.00	7.0	442,400.92	31.0	-	-
Humber Acres	311,711.11	224,220.00	71.9	23,500.00	7.6	63,991.11	20.5	-	-
Woodland Acres*	2,900,000.00	2,200,000.00	75.9	191,500.00	6.6	508,500.00	17.5	-	-
S.T.	9,253,662.53	6,884,857.00	74.4	656,173.96	7.1	1,656,457.61	17.9	56,173.96	0.6
Other	6,180,997.89	4,780,048.00	77.3	328,500.00	5.3	481,106.51	7.8	591,343.38	9.6
Phin Park	367,741.54	303.511.00	82.5	-	-	-	-	64,230.54	17.5
Bessie M.Luffman	347,185.44	215,680.00	62.1	-	-	-	-	131,505.44	37.8
Donald Summerville	1,413,809.40	1,018,202.00	72.0	-	-	-	-	395,607.40	28.0
S.T.	2,128,736.38	1,537,393.00	72.2	-	-	-	-	591,343.38	27.8
May Robinson House	2,358,076.05	1,950,000.00	82.7	202,500.00	8.6	205,576.05	8.7	-	-
Woodbine Acres	286,846.10	210,258.00	73.3	21,000.00	7.3	55,588.10	19.4	-	-
Riverdale Acres	178,016.86	128,200.00	72.0	12,500.00	7.0	37,316.86	21.0	-	-
King High Acres	190,836.57	139,027.00	72.9	15,500.00	8.1	36,309.57	19.0	-	-
Glen Stewart Acres	1,038,485.93	815,170.00	78.5	77,000.00	7.4	146,315.93	14.1	-	-
S.T.	4,052,261.51	3,242,655.00	80.0	328,500.00	8.1	481,106.51	11.9	-	-
GRAND TOTAL	73,704,448.93	45,899,951.26	62.3	9,412,280.67	12.8	3,206,904.85	4.3	15,185,312.15	20.6

* Estimates only. These figures will probably change with the submission of final cost figures.

Difference Between Project and Government Capital Costs for Projects by Land Category, with Percent Distribution of Difference by Government

	Total Capital Costs		Diff.between Project & Gov't costs		% Distribution of Difference by Government			
	Project Costs	Gov't Costs	Amt.Incr.	% Incr.	Federal	Provinc'l	Metro	Loc.Mcplty.
Section 23	36,048,667.79	45,343,871.07	9,295,203.28	27.2	47.7	6.6	-	45.7
Regent Park North	13,990,821.12	17,139,779.16	3,148,958.04	22.5	43.3	-	-	56.7
Regent Park South	12,313,426.67	15,993,426.67	3,680,000.00	29.9	50.0	-	-	50.0
S.T.	26,304,247.79	33,133,205.83	6,828,958.04	25.9	46.9	-	-	53.1
Moss Park*	9,744,420.00	12,210,665.24	2,466,245.24	25.3	50.0	25.0	-	25.0
S.T.	9,744,420.00	12,210,665.24	2,466,245.24	25.3	50.0	25.0	-	25.0
Vacant	31,474,783.25	31,593,965.30	119,182.05	3.7	-	-	86.6	13.4
Lawrence Heights	13,569,543.28	13,585,194.83	15,651.55	1.2	-	-	-	100.0
Scarlettwood*	1,943,543.94	1,976,791.91	33,247.97	1.7	-	-	100.0	-
Wardenwood*	4,569,278.81	4,556,465.56	+12,813.25	+0.3	-	-	+ 100.0	-
S.T.	20,082,366.03	20,118,452.30	36,086.27	1.8	-	-	56.6	43.4
McCormick Park	1,140,857.47	1,140,857.47	-	-	-	-	-	-
Greenwood Park	997,897.22	998,257.22	360.00	0.4	-	-	-	100.0
S.T.	2,138,754.69	2,139,114.69	360.00	0.2	-	-	-	100.0
Beech Hall	687,347.92	687,347.92	-	-	-	-	-	-
Westacres	804,538.27	804,538.27	-	-	-	-	-	-
Westacres Extension	653,734.28	653,734.28	-	-	-	-	-	-
Northacres	912,582.33	912,582.33	-	-	-	-	-	-
Scarborough Acres	119,937.10	119,937.10	-	-	-	-	-	-
Brimley Acres	1,435,510.60	1,444,522.58	9,011.98	0.6	-	-	100.0	-
East York Acres	1,428,300.92	1,428,300.92	-	-	-	-	-	-
Humber Acres	311,711.11	331,548.11	19,837.00	6.3	-	-	100.0	-
Woodland Acres*	2,900,000.00	2,953,886.80	53,886.80	1.9	-	-	100.0	-
S.T.	9,253,662.53	9,336,398.31	82,735.78	8.9	-	-	100.0	-
Other	6,180,997.89	6,485,099.34	304,101.45	4.9	-	-	11.8	88.2
Phin Park	367,741.54	397,741.54	30,000.00	8.2	-	-	-	100.0
Bessie M. Luffman	347,185.44	347,185.44	-	-	-	-	-	-
Donald Summerville	1,413,809.40	1,413,809.40	-	-	-	-	-	-
S.T.	2,128,736.38	2,158,736.38	30,000.00	1.4	-	-	-	100.0
May Robinson House	2,358,076.05	2,596,430.84	238,354.79	10.1	-	-	-	100.0
Woodbine Acres	286,846.10	286,846.10	-	-	-	-	-	-
Riverdale Acres	178,016.86	200,202.36	22,185.50	12.4	-	-	100.0	-
King High Acres	190,836.57	204,397.73	13,561.16	7.1	-	-	100.0	-
Glen Stewart Acres	1,038,485.93	1,038,485.93	-	-	-	-	-	-
S.T.	4,052,261.51	4,326,362.96	274,101.45	6.8	-	-	11.8	88.2
GRAND TOTAL	73,704,448.93	83,422,935.71	9,718,486.78	13.1	45.6	6.3	1.5	46.6

* Estimates only. These figures will probably change with the submission of final cost figures.

Project and Government Capital Costs for Projects by Land Category, with Average Costs per Dwelling Unit and per Bedroom

Project	Total Capital Costs		Total Cap'l Costs per D.U.		Total Cap'l Costs per B.R.	
	Project Costs	Govt Costs	Project Costs	Govt Costs	Project Costs	Govt Costs
Section 23	36,048,667.79	45,343,871.07	11,893.32	14,960.03	5,328.70	6,702.71
Regent Park North	13,990,821.12	17,139,779.16	10,014.90	12,268.99	4,192.63	5,136.28
Regent Park South	12,313,426.67	15,993,426.67	16,821.62	21,848.94	5,519.24	7,168.72
S.T.	26,304,247.79	33,133,205.83	12,355.21	15,562.80	4,724.18	5,950.64
Moss Park*	9,744,420.00	12,210,665.24	10,803.13	13,537.32	8,140.70	10,201.05
S.T.	9,744.420.00	12,210,665.24	10,803.13	13,537.32	8,140.70	10,201.05
Vacant	31,474,783.25	31,593,966.30	10,146.60	10,185.03	5,355.58	5,375.86
Lawrence Heights	13,569,543.28	13,585,194.83	12,552.67	12,567.24	4,881.13	4,886.76
Scarlettwood*	1,943,543.94	1,976,791.91	12,956.96	13,178.61	4,883.28	4,966.81
Wardenwood*	4,569,278.81	4,556,465.56	13,167.95	13,131.02	4,528.52	4,515.82
S.T.	20,082,366.03	20,118,452.30	12,726.46	12,749.33	4,796.36	4,804.98
McCormick Park	1,140,857.47	1,140,857.47	10,762,81	10,762.81	5,820.70	5,820.70
Greenwood Park	997,897.22	998,257.22	12,319.72	12,324.16	6,356.03	6,358.33
S.T.	2,138,754.69	2,139,115.69	11,437.19	11,439.12	6,058.80	6,059.81
Beech Hall	687,347.92	687,347.92	5,369.91	5,369.91	5,369.91	5,369.91
Westacres	804,538.27	804,538.27	6,285.46	6,285.46	6,285.46	6,285.46
Westacres Extension	653,734.28	653,734.28	6,809.73	6,809.73	6,809.73	6,809.73
Northacres	912,582.33	912,582.33	7,129.55	7,129.55	7,129.55	7,129.55
Scarborough Acres	119,937.10	119,937.10	7,496.07	7,496.07	7,496.07	7,496.07
Brimley Acres	1,435,510.60	1,444,522.58	7,141.84	7,186.67	7,141.84	7,186.67
East York Acres	1,428,300.92	1,428,300.92	7,105.97	7,105.97	7,105.97	7,105.97
Humber Acres	311,711.11	331,548.11	6,632.15	7,054.22	6,632.15	7,054.22
Woodland Acres*	2,900,000.00	2,953,886.80	7,397.95	7,535.42	7,397.95	7,535.42
S.T.	9,253,662.53	9,336,398.31	6,921.21	6,983.10	6,921.21	6,983.10
Other	6,180,997.89	6,485,099.34	7,393.54	7,757.30	5,903.53	6,193.98
Phin Park	367,741.54	397,741.54	10,815.93	11,698.28	5,745.96	6,214.71
Bessie M. Luffman	347,185.44	347,185.44	13,887.42	13,887.42	4,568.23	4,568.23
Donald Summerville	1,413,809.40	1,413,809.40	11,781.74	11,781.74	5,655.24	5,655.24
S.T.	2,128,736.38	2,158,736.38	11,892.38	12,059.98	5,458.30	5,535.22
May Robinson House	2,358,076.05	2,596,430.84	5,822.41	6,410.94	5,822.41	6,410.94
Woodbine Acres	286,846.10	286,846.10	6,829.67	6,829.67	6,829.67	6,829.67
Riverdale Acres	178,016.86	200,202.36	7,120.67	8,008.09	7,120.67	8,008.09
King High Acres	190,836.57	204,397.73	6,156.02	6,593.48	6,156.02	6,593.48
Glen Stewart Acres	1,038,485.93	1,038,485.93	6,743.41	6,743.41	6,743.41	6,743.41
S.T.	4,052,261.51	4,326,362.96	6,167.82	6,585.03	6,167.82	6,585.03
GRAND TOTAL	73,704,448.93	83,422,936.71	10,576.04	11,970.57	5,384.20	6,094.15

* Estimates only. These figures will probably change with the submission of final cost figures.

Project Building and Development Costs for Projects by Land Category, with Average Costs per Dwelling Unit and per Bedroom

Project	Total Building and Development Project Costs	No of D.U.	No of B.R.	Average Building & Develop^{t} Proj. Costs	
				Per D.U.	Per B.R.
Section 23	34,434,997.79	3031	6765	11,360.94	5,090.17
Regent Park North	13,990,820.12	1397	3337	10,014.90	4,192.63
Regent Park South	11,331,757.67	732	2231	15,480.54	5,079.23
S.T.	25,322,577.79	2129	5568	11,894.12	4,547.88
Moss Park*	9,112,420.00	902	1197	10,102.46	7,612.72
S.T.	9,112,420.00	902	1197	10,102.46	7,612.72
Vacant	30,708,706.48	3102	5877	9,899.65	5,225.24
Lawrence Heights	13,396,674.94	1081	2780	12,392.85	4,818.95
Scarlettwood*	1,740,924.81	150	398	11,606.16	4,374.18
Wardenwood*	4,359,034.00	347	1009	12,562.06	4,220.15
S.T.	19,496,633.75	1578	4187	12,355.28	4,656.47
McCormick Park	1,034,857.47	106	196	9,762.81	5,279.88
Greenwood Park	997,896.22	81	157	12,319.71	6,356.03
S.T.	2,032,753.69	187	353	10,870.34	5,758.51
Beech Hall	665,870.26	128	128	5,202.11	5,202.11
Westacres	796,879.71	128	128	6,225.62	6,225.62
Westacres Extension	653,406.78	96	96	6,806.32	6,806.32
Northacres	878,863.23	128	128	6,866.12	6,866.12
Scarborough Acres	119,646.13	16	16	7,477.88	7,477.88
Brimley Acres	1,434,351.10	201	201	7,136.08	7,136.08
East York Acres	1,426,966.32	201	201	7,099.33	7,099.33
Humber Acres	303,935.51	47	47	6,402.88	6,402.88
Woodland Acres*	2,899,400.00	392	392	7,396.42	7,396.42
S.T.	9,179,319.04	1337	1337	6,865.61	6,865.61
Other	5,080,987.30	682	893	7,450.13	5,689.80
Phin Park	367,741.54	34	64	10,815.93	5,745.96
Bessie M. Luffman	347,185.44	25	76	13,887.42	4,568.23
Donald Summerville	1,413,808.40	120	250	11,781.74	5,655.23
S.T.	2,128,735.38	179	390	11,892.38	5,458.30
May Robinson House	2,307,430.84	405	405	5,697.36	5,697.36
Woodbine Acres	276,720.99	42	42	6,588.60	6,588.60
Riverdale Acres	177,702.36	25	25	7,108.94	7,108.94
King High Acres	190,397.73	31	31	6,141.86	6,141.86
Glen Stewart Acres	(Land and Building Costs not Separated)				
S.T.	2,952,251.92	503	503	5,869.29	5,869.29
GRAND TOTAL	70,224,691.57	6815	13535	10,304.43	5,188.38

*Estimates only. These figures will probably change with the submission of final cost figures.

Project and Government Land Costs for Projects
by Land Category, with Average per Acre Costs

Project	Total Land Costs		Project Area (ac)	Average per Acre Costs	
	Project	Government		Project	Government
Section 23	1,613,670.00	10,908,873.28	80.1	20,145.69	136,190.68
Regent Park North	1.00	3,148,959.04	42.5	-	74,093.13
Regent Park South	981,669.00	4,661,669.00	27.6	35,567.72	168,901.05
S.T.	981,670.00	7,810,628.04	70.1	14,003.85	111,421.23
Moss Park*	632,000.00	3,098,245.24	10.0	62,574.26	306,756.95
S.T.	632,000.00	3,098,245.24	10.0	62,574.26	306,756.95
Vacant	766,764.17	861,879.84	183.8	4,171.73	4,689.23
Lawrence Heights	172,868.34	172,868.34	109.0	1,585.95	1,585.95
Scarlettwood*	202,619.13	227,453.27	10.9	18,588.91	20,867.27
Wardenwood*	210,244.81	197,431.56	30.1	6,984.88	6,559.19
S.T.	585,732.28	597,753.17	149.9	3,907.49	3,987.68
McCormick Park	106,000.00	106,000.00	2.4	44,166.67	44,166.67
Greenwood Park	1.00	360.00	4.8	-	75.00
S.T.	106,001.00	106.360.00	7.2	14,722.36	14,772.22
Beech Hall	21,477.66	21,477.66	3.5	613.65	613.65
Westacres	7,658.56	7,658.56	3.2	2,423.59	2,423.59
Westacres Extension	327.50	327.50	2.9	112.93	112.93
Northacres	33,719.10	33,719.10	4.4	7,577.32	7,577.32
Scarborough Acres	290.97	290.97	0.3	855.79	855.79
Brimley Acres	1,159.50	10,171.48	3.4	346.12	2,991.61
East York Acres	1,634.60	1,634.60	3.0	548.52	548.52
Humber Acres	8,163.00	28,000.00	1.0	8,163.00	28,000.00
Woodland Acres *	600.00	54,486.80	5.0	120.00	10,897.36
S.T.	75,030.89	157,766.67	26.7	2,810.15	5,908.86
Other	61,526.66	365,627.11	13.3	4,626.06	27,490.76
Phin Park	1.00	30,000.00	3.7	-	8,108.12
Bessie M. Luffman	1,00	1,00	0.6	-	-
Donald Summerville	1,00	1,00	3.2	-	-
S.T.	3,00	30,002.00	7.5	-	4,000.27
May Robinson House	50,645.21	289,000.00	4.3	11,777.96	67,209.30
Woodbine Acres	10,125.11	10,125.11	0.7	136.83	136.83
Riverdale Acres	314.50	22,500.00	0.3	1,014.52	75,000.00
King High Acres	438.84	14,000.00	0.5	877.68	28,000.00
Glen Stewart Acres	(Land and Buildings Costs not Separated)				
S.T.	61,523.66	335,625.11	5.8	10,607.53	57,866.40
GRAND TOTAL	2,441,960.83	12,136,380.23	277.2	8,809.38	43,782.04

* Estimates only. These figures will probably change with the submission of final cost figures.

Governmental Distribution of Total Annual Subsidies
for Projects by Land Category

Project	Total Annual Subsidy	Government Distribution of Total Annual Subsidy							
		Federal		Provincial		Metro		Local Municipality	
		Amt.	%	Amt.	%	Amt.	%	Amt.	%
Section 23	1,053,315.53	315,582.00	30.0	105,194.00	9.9	-	-	632,539.53	60.1
Regent Park North	546,539.53	-	-	-	-	-	-	546,539.53	100.0
Regent Park South	506,776.00	315,582.00	62.3	105,194.00	20.7	-	-	86,000.00	17.0
S.T.	1,053,315.53	315,582.00	30.0	105,194.00	9.9	-	-	632,539.53	60.1
Moss Park*	-	-	-	**	-	-	-	-	-
S.T.	-	-	-	-	-	-	-	-	-
Vacant	710,742.18	404,617.84	56.9	82,339.41	11.6	213,431.35	30.0	10,353.58	1.5
Lawrence Heights	326,217.53	229,285.84	70.3	41,428.62	12.7	55,503.07	17.0	-	-
Scarlettwood*	82,003.00	61,502.25	75.0	14,350.52	17.5	6,150.23	7.5	-	-
Jardenwood*	151,773.00	113,829.75	75.0	26,560.27	17.5	11,382.98	7.5	-	-
S.T.	559,993.53	404,617.84	72.3	82,339.41	14.7	73,036.28	13.0	-	-
McCormick Park	-	-	-	-	-	-	-	-	-
Greenwood Park	-	-	-	-	-	-	-	-	-
S.T.	-	-	-	-	-	-	-	-	-
Beech Hall	10,353.58	-	-	-	-	-	-	10,353.58	100.0
Westacres	9,771.51	-	-	-	-	9,771.51	100.0	-	-
Westacres Extension	7,264.42	-	-	-	-	7,264.42	100.0	-	-
Northacres	10,787.41	-	-	-	-	10,787.41	100.0	-	-
Scarborough Acres	1,684.26	-	-	-	-	1,684.26	100.0	-	-
Brimley Acres	19,239.79	-	-	-	-	19,239.79	100.0	-	-
East York Acres	18,533.47	-	-	-	-	18,533.47	100.0	-	-
Humber Acres	28,034.21	-	-	-	-	28,034.21	100.0	-	-
Woodland Acres*	45,080.00	-	-	-	-	45,080.00	100.0	-	-
S.T.	150,748.65	-	-	-	-	140,395.07	100.0	10,353.58	-
Other	78,649.76	-	-	-	-	78,649.76	100.0	-	-
Phin Park	-	-	-	-	-	-	-	-	-
Bessie M.Luffmann	-	-	-	-	-	-	-	-	-
Donald Summerville	-	-	-	-	-	-	-	-	-
S.T.	-	-	-	-	-	-	-	-	-
May Robinson House	40,792.02	-	-	-	-	40,792.02	100.0	-	-
Woodbine Acres	4,020.03	-	-	-	-	4,020.03	100.0	-	-
Riverdale Acres	2,192.67	-	-	-	-	2,192.67	100.0	-	-
King High Acres	2,340.84	-	-	-	-	2,340.84	100.0	-	-
Glen Stewart Acres	29,304.20	-	-	-	-	29,304.20	100.0	-	-
S.T.	78,649.76	-	-	-	-	78,649.76	100.0	-	-
GRAND TOTAL	1,842,707.47	720,199.84	39.1	187,533.41	10.2	292,081.11	15.8	642,893.11	34.9

* Estimates - operating expenditures for a complete year not available.
** The Province of Ontario has contributed $903,000.00 to the Moss Park Project. This has not been included for reasons explained in the footnotes on Pages 32 and 47.

Annual Operating Subsidies and a Breakdown of Tax Subsidies for Projects by Land Category

Project	Annual Operating Subsidy	Annual Tax Subsidies		Total Annual Subsidy
		Metro	Loc.Mcplty.	
Section 23	967,315.53	-	86,000.00	1,053,315.53
Regent Park North	546,539.53	-	-	546,539.53
Regent Park South	420,776.00	-	86,000.00	506,776.00
S.T.	967,315.53	-	86,000.00	1,053,315.53
Moss Park*	**	-	-	**
S.T.	-	-	-	-
Vacant	539,490.46	160,898.14	10,353.58	710,742.18
Lawrence Heights	305,714.46	20,503.07	-	326,217.53
Scarlettwood*	82,003.00	-	-	82,003.00
Wardenwood*	151,773.00	-	-	151,773.00
S.T.	539,490.46	20,503.07	-	559,993.53
McCormick Park	-	-	-	-
Greenwood Park	-	-	-	-
S.T.	-	-	-	-
Beech Hall	-	-	10,353.58	10,353.58
Westacres	-	9,771.51	-	9,771.51
Westacres Extn.	-	7,264.42	-	7,264.42
Northacres	-	10,787.41	-	10,787.41
Scarborough Acres	-	1,684.26	-	1,684.26
Brimley Acres	-	19,239.79	-	19,239.79
East York Acres	-	18,533.47	-	18,533.47
Humber Acres	-	28,034.21	-	28,034.21
Woodland Acres*	-	45,080.00	-	45,080.00
S.T.	-	140,395.07	10,353.58	150,748.65
Other	-	78,649.76	-	78,649.76
Phin Park	-	-	-	-
Bessie M. Luffman	-	-	-	-
Donald Summerville	-	-	-	-
S.T.	-	-	-	-
May Robinson House	-	40,792.02	-	40,792.02
Woodbine Acres	-	4,020.03	-	4,020.03
Riverdale Acres	-	2,192.67	-	2,192.67
King High Acres	-	2,340.84	-	2,340.84
Glen Stewart Acres	-	29,304.20	-	29,304.20
S.T.	-	78,649.76	-	78,649.76
GRAND TOTAL	1,506,805.99	239,547.90	96,353.58	1,842,707.47

*Estimates - operating expenditures for a complete year not available.
**See Footnote ** in Appendix XII

Appendix XIV
(1 page)

Recoverable and Non-Recoverable Government Capital
Expenditures for Projects by Land Category

Project	Total Capital Expenditures					Federal					Provincial					Metro					Local Municipality				
	Total	Recoverable		Non-Recoverable			Recoverable		Non-Recoverable			Recoverable		Non-recoverable			Recoverable		Non-recoverable			Recoverable		Non-recoverable	
		$	%	$	%	Total	$	%	$	%	Total	$	%	$	%	Total	$	%	$	%	Total	$	%	$	%
Section 23	45,343.9	37,054.2	81.7	8,289.7	18.3	22,009.4	17,574.3	79.8	4,435.1	20.2	5,092.9	3,078.3	60.4	2,014.6	39.6	-	-	-	-	-	18,241.6	16,401.6	89.9	1,840.0	10.1
Regent Park North	17,139.8	14,379.8	83.9	2,760.0	16.1	1,362.0	-	-	1,362.0	100	1,398.0	-	-	1,398.0	100	-	-	-	-	-	14,379.8	14,379.8	100	-	-
Regent Park South	15,993.4	12,313.4	77.0	3,680.0	23.0	11,075.1	9,235.1	83.4	1,840.0	16.6	3,078.3	3,078.3	100	-	-	-	-	-	-	-	1,840.0	-	-	1,840.0	100
S.T.	33,133.2	26,693.2	80.6	6,440.0	19.4	12,437.1	9,235.1	74.3	3,202.0	25.7	4,476.3	3,078.3	68.8	1,398.0	31.2	-	-	-	-	-	16,219.8	14,379.8	88.7	1,840.0	11.3
Moss Park	12,210.7	10,361.0	84.8	1,849.7	15.2	9,572.3	8,339.2	87.1	1,233.1	12.9	616.6	-	-	616.6	100	-	-	-	-	-	2,021.8	2,021.8	100	-	-
S.T.	12,210.7	10,361.0	84.8	1,849.7	15.2	9,572.3	8,339.2	87.1	1,233.1	12.9	616.6	-	-	616.6	100	-	-	-	-	-	2,021.8	2,021.8	100	-	-
Vacant	31,594.0	30,901.8	97.8	692.2	2.2	23,545.8	23,545.8	100	-	-	4,607.4	3,951.2	83.8	656.2	14.2	2,828.9	2,808.5	99.3	20.4	0.7	611.9	596.3	97.5	15.6	2.5
Lawrence Heights	13,585.2	13,569.6	99.9	15.6	0.1	10,177.2	10,177.2	100	-	-	2,811.5	2,811.5	100	-	-	580.9	580.9	100	-	-	15.6	-	-	15.6	100
Scarlettwood	1,976.8	1,943.6	98.3	33.2	1.7	1,457.7	1,457.7	100	-	-	340.1	340.1	100	-	-	179.0	145.8	81.4	33.2	18.6	-	-	-	-	-
Wardenwood	4,556.5	4,569.3		-12.8		3,427.0	3,427.0	100	-	-	799.6	799.6	100	-	-	329.9	342.7		-12.8		-	-	-	-	-
S.T.	20,118.5	20,118.5	99,8	36.0	0.2	15,061.9	15,061.9	100	-	-	3,951.2	3,951.2	100	-	-	1,089.8	1,069.4	98.1	20.4	1.9	15.6	-	-	15.6	100
McCormick Park	1,140.9	1,140.9	100	-	-	977.0	977.0	100	-	-	-	-	-	-	-	-	-	-	-	-	163.9	163.9	100	-	-
Greenwood Park	998.2	998.2	100	-	-	622.0	622.0	100	-	-	-	-	-	-	-	-	-	-	-	-	376.2	376.2	100	-	-
S.T.	2,139.1	2,139.1	100	-	-	1,599.0	1,599.0	100	-	-	-	-	-	-	-	-	-	-	-	-	540.1	540.1	100	-	-
Beech Hall	687.4	631.2	91.8	56.2	8.2	575.0	575.0	100	-	-	56.2	-	-	56.2	100	-	-	-	-	-	56.2	56.2	100	-	-
Westacres	804.6	740.6	92.0	64.0	8.0	618.4	618.4	100	-	-	64.0	-	-	64.0	100	122.2	122.2	100	-	-	-	-	-	-	-
Westacres Extension	653.7	605.7	92.7	48.0	7.3	555.7	555.7	100	-	-	48.0	-	-	48.0	100	50.0	50.0	100	-	-	-	-	-	-	-
Northacres	912.6	848.6	93.0	64.0	7.0	648.8	648.8	100	-	-	64.0	-	-	64.0	100	199.8	199.8	100	-	-	-	-	-	-	-
Scarborough Acres	119.9	111.9	93.3	8.0	6.7	84.0	84.0	100	-	-	8.0	-	-	8.0	100	27.9	27.9	100	-	-	-	-	-	-	-
Brimley Acres	1,444.5	1,344.0	93.0	100.5	7.0	1,093.4	1,093.4	100	-	-	100.5	-	-	100.5	100	250.6	250.6	100	-	-	-	-	-	-	-
East York Acres	1,428.3	1,327.8	93.0	100.5	7.0	885.4	885.4	100	-	-	100.5	-	-	100.5	100	442.4	442.4	100	-	-	-	-	-	-	-
Humber Acres	331.5	308.0	92.9	23.5	7.1	224.2	224.2	100	-	-	23.5	-	-	23.5	100	83.8	83.8	100	-	-	-	-	-	-	-
Woodland Acres	2,953.9	2,762.4	93.5	191.5	6.5	2,200.0	2,200.0	100	-	-	191.5	-	-	191.5	100	562.4	562.4	100	-	-	-	-	-	-	-
S.T.	9,336.4	8,680.2	93.0	656.2	7.0	6,884.9	6,884.9	100	-	-	656.2	-	-	656.2	100	1,739.1	1,739.1	100	-	-	56.2	56.2	100	-	-
Other	6,485.1	5,918.3	91.3	566.8	8.7	4,780.1	4,780.1	100	-	-	328.5	-	-	328.5	100	516.9	516.9	100	-	-	859.6	621.3	72.3	238.3	27.7
Phin Park	397.7	397.7	100	-	-	303.5	303.5	100	-	-	-	-	-	-	-	-	-	-	-	-	94.2	94.2	100	-	-
Bessie M. Luffman	347.2	347.2	100	-	-	215.7	215.7	100	-	-	-	-	-	-	-	-	-	-	-	-	131.5	131.5	100	-	-
Donald Summerville	1,413.8	1,413.8	100	-	-	1,018.2	1,018.2	100	-	-	-	-	-	-	-	-	-	-	-	-	395.6	395.6	100	-	-
S.T.	2,158.7	2,158.7	100	-	-	1,537.4	1,537.4	100	-	-	-	-	-	-	-	-	-	-	-	-	621.3	621.3	100	-	-
May Robinson Hse.	2,596.4	2,155.6	83.0	440.8	17.0	1,950.0	1,950.0	100	-	-	202.5	-	-	202.5	100	205.6	205.6	100	-	-	238.3	-	-	238.3	100
Woodbine Acres	286.9	265.9	92.7	21.0	7.3	210.3	210.3	100	-	-	21.0	-	-	21.0	100	55.6	55.6	100	-	-	-	-	-	-	-
Riverdale Acres	200.2	187.7	93.8	12.5	6.2	128.2	128.2	100	-	-	12.5	-	-	12.5	100	59.5	59.5	100	-	-	-	-	-	-	-
King High Acres	204.4	188.9	92.4	15.5	7.6	139.0	139.0	100	-	-	15.5	-	-	15.5	100	49.9	49.9	100	-	-	-	-	-	-	-
Glen Stewart Acres	1,038.5	961.5	92.6	77.0	7.4	815.2	815.2	100	-	-	77.0	-	-	77.0	100	146.3	146.3	100	-	-	-	-	-	-	-
S.T.	4,326.4	3,759.6	86.9	566.8	13.1	3,242.7	3,242.7	100	-	-	328.5	-	-	328.5	100	516.9	516.9	100	-	-	238.3	-	-	238.3	100
GRAND TOTAL	83,423.0	73,874.3	88.6	9,548.7	11.4	50,335.3	45,900.2	90.1	4,435.1	8.8	10,028.8	7,029.5	70.1	2,999.3	29.9	3,345.8	3,325.4	99.4	20.4	0.6	19,713.1	17,619.2	89.4	2,093.9	10.6

SPECIAL ANALYSIS OF RECOVERABLE AND NON-RECOVERABLE CAPITAL EXPENDITURES

The preceding Table detailing recoverable and non-recoverable capital expenditures is summarized as follows:

Total and Non-recoverable Capital Expenditures by Contributing Level of Government
(millions of dollars)

Contributing Level of Government	Total Capital Expenditures	Non-Recoverable Capital Expenditures	
	Amount	Amount	% of total Cap.Expend.
Total	83,423.0	9,548.7	11.4
%	100.0	100.0	
Federal	50,335.3	4,435.1	8.8
%	60.4	46.5	
Provincial	10,028.8	2,999.3	29.9
%	12.0	31.4	
Metro	3,345.8	20.4	0.6
%	4.0	0.2	
Local Municipality	19,713.1	2,093.9	10.6
%	23.6	21.9	

Of a total government capital expenditure of about $83 million in publicly-owned housing, almost $10 million or 11% is not recoverable in terms of amortization of loans or equity in land and buildings. Although the federal government contribution represents 60% of the total capital

outlay, only 9% of this is not recoverable. On the other hand, although the Province contributes only 12% of the total capital outlay, 30% of this is not recoverable.

Most of this non-recoverable capital, 47%, was expended by the federal government for the write-down of land costs for Section 23 clearance projects. However, much of the Federal government's non-recoverable capital contribution for Section 23 projects could in a sense be recovered indirectly, although possibly not in the same proportion, through the appreciation of its capital investment in Federal-Provincial projects such as Regent Park South.

The Province expended 31%, the second largest amount, of the total non-recoverable capital. Of the total $10 million Provincial expenditure, about 47% was for the $1,000.00 per unit grant for Regent Park North and 33% for the $500.00 per unit elderly persons' housing grant. With both of these grants the Province does not end up with any proprietary interest in the capital equity. Although the local municipa lity's $9.5 million contribution in non-recoverable capital is fairly high, it indirectly benefits to an even greater degree from additional tax revenues and the elimination of sub-standard areas.

N.M.K.